



199, Carden Avenue, Brighton, BN1 8LL

Spencer  
& Leigh

199, Carden Avenue,  
Brighton, BN1 8LL

£1,250 Per Calendar Month -

- Ground floor garden flat
- One double bedroom
- Newly refurbished in 2022 to a good standard
- Beautiful bathroom suite
- Soft mood lighting and sound proofing
- Well appointed newly fitted kitchen
- Low maintenance rear garden
- Unfurnished & Long term
- Available immediately
- Exclusive to Spencer & Leigh

This versatile and well presented garden flat occupies the ground floor of this attractive semi detached property. The spacious accommodation features a pleasant south facing lounge with clever storage solutions and a feature fireplace, a modern fitted kitchen, a double bedroom and a stunning white bathroom suite finished with smart tiling. The well appointed accommodation has the useful addition of soundproofing and soft mood lighting. Outside the private rear garden is a delight with low maintenance flower beds and artificial turf. Local amenities and commuter links can be easily accessed nearby. Immediate viewing is highly recommended. Available immediately on an unfurnished basis.

COUNCIL TAX BAND: A




Carden Avenue is ideally situated within walking distance of local schools and easy access to the South Downs. There is a regular bus service to the city and network links to London. Local shopping facilities are on the doorstep with a wider selection of shops such as M & S Food, Pets at Home and Asda Superstore also nearby.



- Entrance hall
- Living room
- Kitchen
- Bedroom
- Bathroom



Council:- Brighton & Hove City Council  
Council Tax Band:- A

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	<b>67</b>	<b>74</b>
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC 	

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Every care has been taken in preparing our sales particulars and they are usually verified by the vendor, We do not guarantee appliances, electrical fittings, plumbing, etc; you must satisfy yourself that they operate correctly. Room sizes are approximate. Please do not use them to buy carpets or furniture. We cannot verify the tenure as we do not have access to the legal title. We cannot guarantee boundaries or rights of way. You must take the advice of your legal representative.

t: 01273 565566  
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**Ground Floor Flat**

Total Area: 42.0 m<sup>2</sup> ... 452 ft<sup>2</sup>

All measurements are approximate and for display purposes only