

**Spencer  
& Leigh**



**64 Carden Avenue, Patcham, Brighton, BN1 8NE**

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Brighton, BN1 8NE

Guide Price £900,000 - £950,000 Freehold

- Detached extended family house
- Versatile accommodation for growing families
- Self contained annexe potential
- Four bedrooms, bathroom and shower room
- Three reception rooms, fitted kitchen
- Down stairs WC and utility room
- Large laid to lawn rear garden
- Off road parking and private drive
- Extended garage with power
- Neutrally decorated, flat plastered walls

GUIDE PRICE £900,000 - £950,000

This delightful detached family home offers an abundance of space and versatility, making it an ideal choice for families seeking space for growing families. With four well-proportioned bedrooms, this property has been thoughtfully extended at the rear to provide additional living space, which could easily be transformed into a self-contained annexe, perfect for an extended family or a home and income.

The home boasts four bedrooms in total, complemented by a family bathroom and a separate shower room on the ground floor, along with a convenient downstairs WC. The three reception rooms provide ample space for relaxation and entertainment, while the utility room adds practicality to daily living. The interiors are freshly neutrally decorated with flat plastered walls, giving a lovely feeling of light and space.

Outside, the property features a large patio which is ideal for those Summer bbq's and el fresco dining, which opens on to a vast laid to lawn area perfect for children to play or for hosting summer gatherings. Off-road parking is available at the front with a private driveway for multiple vehicles, along with an extended garage, providing additional storage or workshop space. This home is not only a wonderful family residence but also presents an exciting opportunity for those looking to create a bespoke living arrangement in a sought-after location. With its generous accommodation and potential for further development, this property is sure to attract interest from discerning buyers.



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  
Entrance Hallway  
Sitting Room  
15'3 x 11'10  
Dining Room  
13'5 x 11'11  
Living Room  
15'3 x 15'1  
Kitchen  
10'2 x 9'9  
Utility Room  
9'9 x 6'10  
G/f Cloakroom  
G/f Shower Room/WC  
Stairs rising to First Floor

Bedroom  
15'5 x 9'8  
Bedroom  
15'3 x 11'11  
Bedroom  
13'5 x 11'10

Bedroom  
9'10 x 9'7  
Family Bathroom  
OUTSIDE

Rear Garden  
Garage  
24'3 x 9'3

Property Information  
Council Tax Band F: £3,377.19 2024/2025  
Utilities: Mains Gas, Mains Electric. Mains water and sewerage  
Parking: Garage, off road parking, private driveway and un-restricted on street parking  
Broadband: Standard 15 Mbps, Superfast 80 Mbps, Ultrafast 1800 Mbps available (OFCOM checker)  
Mobile: Good coverage (OFCOM checker)

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.

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Council:- BHCC  
Council Tax Band:- F

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	60	74
England & Wales		EU Directive 2002/91/EC

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Approximate Gross Internal (Excluding Garage) Area = 152.26 sq m / 1638.90 sq ft  
 Illustration for identification purposes only, measurements are approximate, not to scale.