

Spencer & Leigh



305 Carden Avenue, Patcham, Brighton, BN1 8LN

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Offers In Excess Of £450,000 - Freehold

- Contemporary family home
- Three good size bedrooms
- Living room with views and plantation shutters
- Modern fitted kitchen/diner
- Fitted white bathroom suite
- Low maintenance rear garden
- Off road parking at the front and rear
- Shared driveway leading to a converted garage
- Neutrally decorated throughout
- Close by to A27 and Carden Primary School

This semi-detached family home presents an excellent opportunity for those seeking a comfortable and modern living space. Boasting three well-proportioned bedrooms, this property is perfect for families or those looking for extra room to grow.

Upon entering, you are welcomed by a spacious living room, adorned with elegant plantation shutters that allow for both privacy and natural light. The heart of the home is undoubtedly the open-plan fitted kitchen and dining area, which seamlessly connects to the rear garden through inviting doors. This layout is ideal for entertaining guests or enjoying family meals.

A modern family bathroom that caters to the needs of a busy household. Additionally, the garage has been thoughtfully converted, providing extra space that can be utilised as an office or additional living space for extended families.

Outside, the large patio area leads to a low-maintenance astro garden, perfect for those who wish to enjoy outdoor space without the hassle of extensive upkeep. Private parking is also available at the front and rear of the property, adding to the convenience of this lovely home.

With no onward chain, this semi-detached house is ready for you to move in and make it your own. Don't miss the chance to view this delightful property in a sought-after location.



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

Living Room
14'4 x 10'7

Kitchen/Diner
20'8 x 10'8

Stairs rising to First Floor

Bedroom
14'4 x 10'8

Bedroom
14'4 x 10'6

Bedroom
9'1 x 7'5

Family Bathroom

OUTSIDE

Rear Garden

Converted Garage
12'6 x 9'10

Property Information
Council Tax Band C: £2,078.28 2024/2025
Utilities: Mains Gas and Electric. Mains water and sewerage
Parking: Off road Parking, Shared Driveway and un-restricted on street parking
Broadband: Standard 30 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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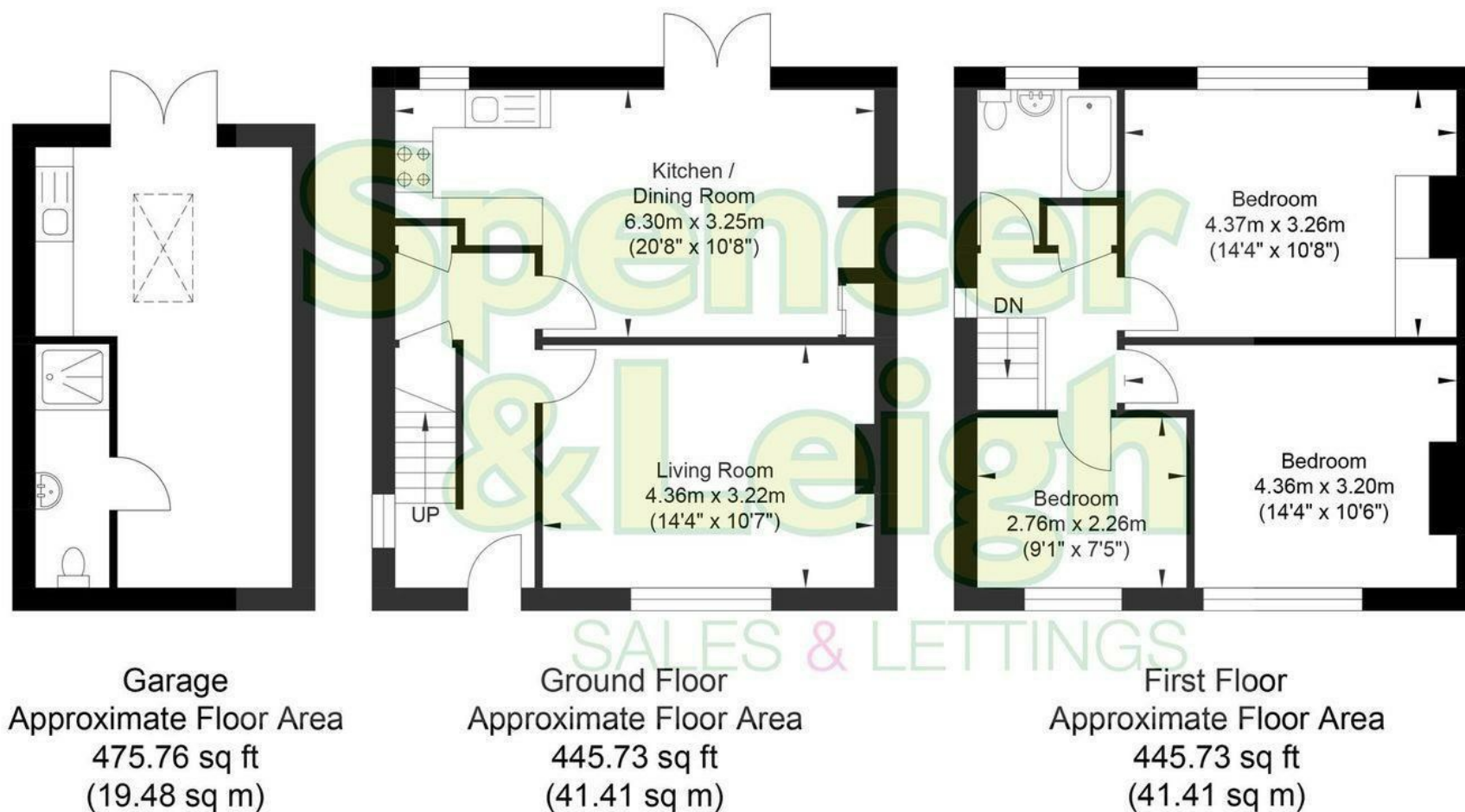


Council:- BHCC
Council Tax Band:- C

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		80
(69-80) C	62	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC 	

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Approximate Gross Internal Area (Excluding Garage) = 82.82 sq m / 891.46 sq ft
Illustration for identification purposes only, measurements are approximate, not to scale.