



188, Carden Avenue, Brighton, BN1 8LG

Spencer  
& Leigh



188, Carden Avenue,  
Brighton, BN1 8LG

£1,795 Per Month -

- Extended terrace house
- Three good sized bedrooms
- 18' Extended lounge with south facing patio doors
- Separate 18' dining room
- Modern fitted kitchen with high gloss grey units
- Spacious bathroom suite
- Elevated position with far reaching views
- South facing rear garden
- Available immediately, unfurnished.
- Exclusive to Spencer & Leigh

Set back from the road in a commanding position is this spacious three bedroom terraced house with a full width ground floor extension. Inside the property features an extended 18' lounge with patio doors accessing the rear garden. There is a separate dining room which conveniently connects to a modern fitted kitchen with high gloss grey units. At the first floor level there are three good size bedrooms along with a spacious family bathroom with a recently fitted white suite and contrasting grey tiles. Outside the property has a two tier rear garden with a large patio area enjoying far reaching views and a sunny southerly aspect. Conveniently there is side access to the rear of the property. Available immediately on an unfurnished basis. Viewing highly recommended. Exclusive to Spencer & Leigh. COUNCIL TAX BAND: C



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  
18'9 x 13'5

Dining Room  
18'3 x 9'3

Kitchen  
9'11 x 7'11

Stairs rising to First Floor

First Floor Landing

Bedroom  
15'1 x 10'9

Bedroom  
13'10 x 10'7

Bedroom  
9'3 x 8'6

Family Bathroom

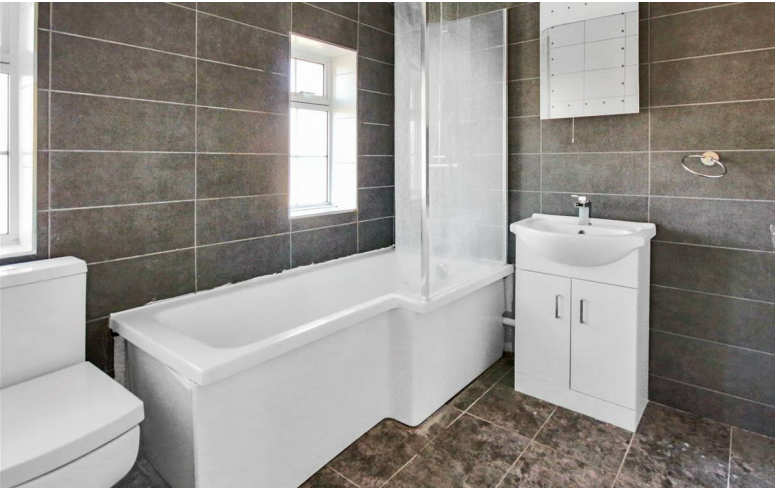
OUTSIDE

Rear Garden


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

w: [www.spencerandleigh.co.uk](http://www.spencerandleigh.co.uk)



Council:- BHCC  
Council Tax Band:- C

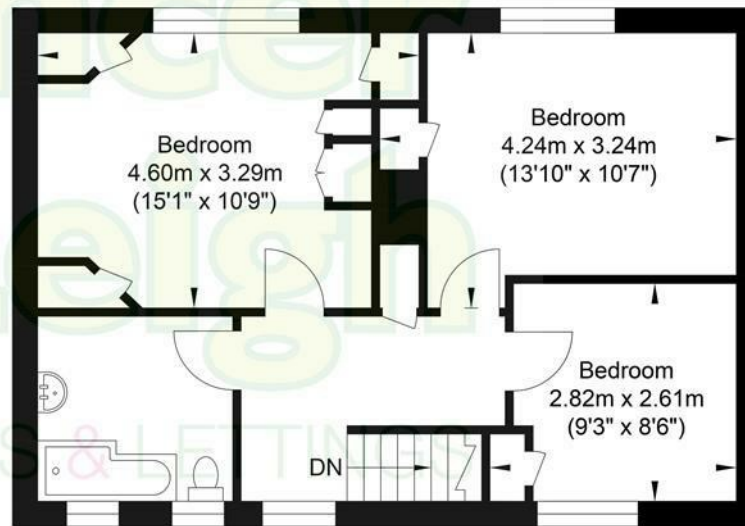
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>83</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>52</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC 	

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# Carden Avenue



Ground Floor  
Approximate Floor Area  
586.31 sq ft  
(54.47 sq m)



First Floor  
Approximate Floor Area  
498.26 sq ft  
(46.29 sq m)



Approximate Gross Internal Area = 100.76 sq m / 1084.57 sq ft

Illustration for identification purposes only, measurements are approximate, not to scale.