

# Carden Avenue

## Brighton

**LEXTONS** / SALES  
LETTINGS  
AUCTIONS  
COMMERCIAL



## About the property

Guide Price £230,000 to £240,000

Welcome to Carden Avenue, Brighton - a charming location that could be the perfect setting for your new home! This delightful property boasts a cosy reception room, ideal for relaxing or entertaining guests. With one bedroom and a well-maintained bathroom, this house offers comfort and convenience.

Adjoining the bedroom is an additional room perfect to be used as an office, dressing room or as a bedroom for a young child.

Situated on the north side of Brighton, this house features off-road parking for one vehicle, ensuring you never have to worry about finding a parking spot. The south facing front garden adds a lovely outdoor space to enjoy on sunny days.

Don't miss out on the opportunity to make this your new home. With its prime location in Brighton and the array of features it offers, this property is a gem waiting to be discovered. Book a viewing today and envision the wonderful possibilities that this property holds for you!

# Carden Avenue Brighton

£230,000



1

BEDROOM

1

RECEPTION

1

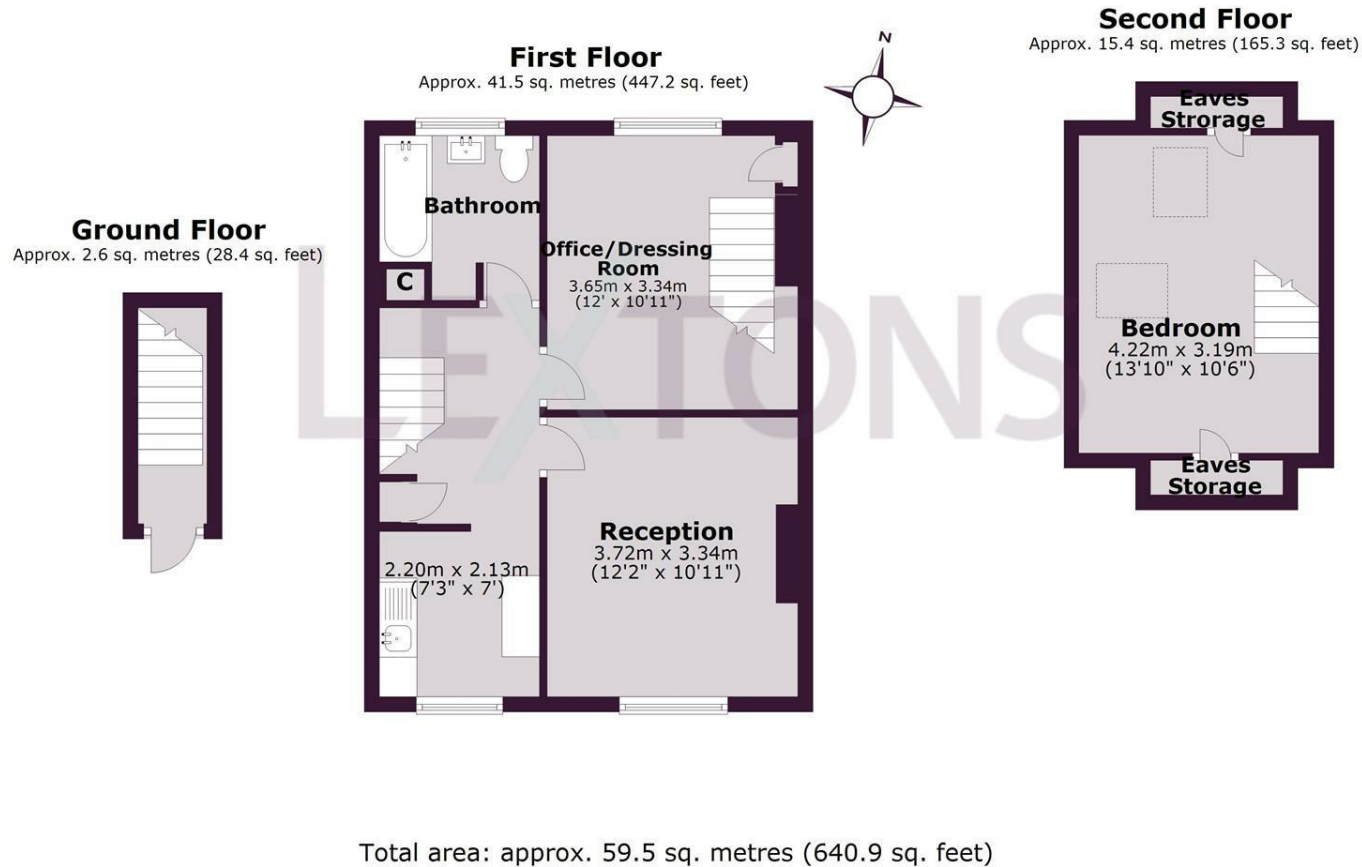
BATHROOM







SCAN HERE TO OFFER ON THIS PROPERTY



| 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>                            |  |                         |           |
| (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 |           |