

Carden Avenue

Brighton

LEXTONS / SALES
LETTINGS
AUCTIONS
COMMERCIAL



About the property

*** Guide Price £600,000 to £650,000 ***

A charming four bedroom house nestled in a desirable neighborhood close to top rated schools, gastro pubs and local shops, providing utmost convenience for the busy modern family. The gym and sports facilities of Withdean Stadium and of course Preston Park Train Station are also close by.

The property is beautifully presented throughout, offering a comfortable and inviting living space over two floors. On the ground floor, there is a spacious living area enjoying the crackling of the wood burner on chilly evenings. Glazed doors lead through to an open plan kitchen/dining room complete with a modern finish and breakfast bar. The ample counter space and storage options make this kitchen both practical and stylish, with the ground floor being finished off perfectly with stunning parquet flooring. There is also a useful utility room come WC.

To the first floor, there are four well-appointed bedrooms and tastefully tiled family bathroom with both bath and walk in shower.

To the rear, there is a fantastic size wrap around garden with both paved and lawned areas and finally, a detached garage which provides additional storage space or a great workshop/studio according to your needs.

Carden Avenue Brighton



4

BEDROOM

2

RECEPTION

1

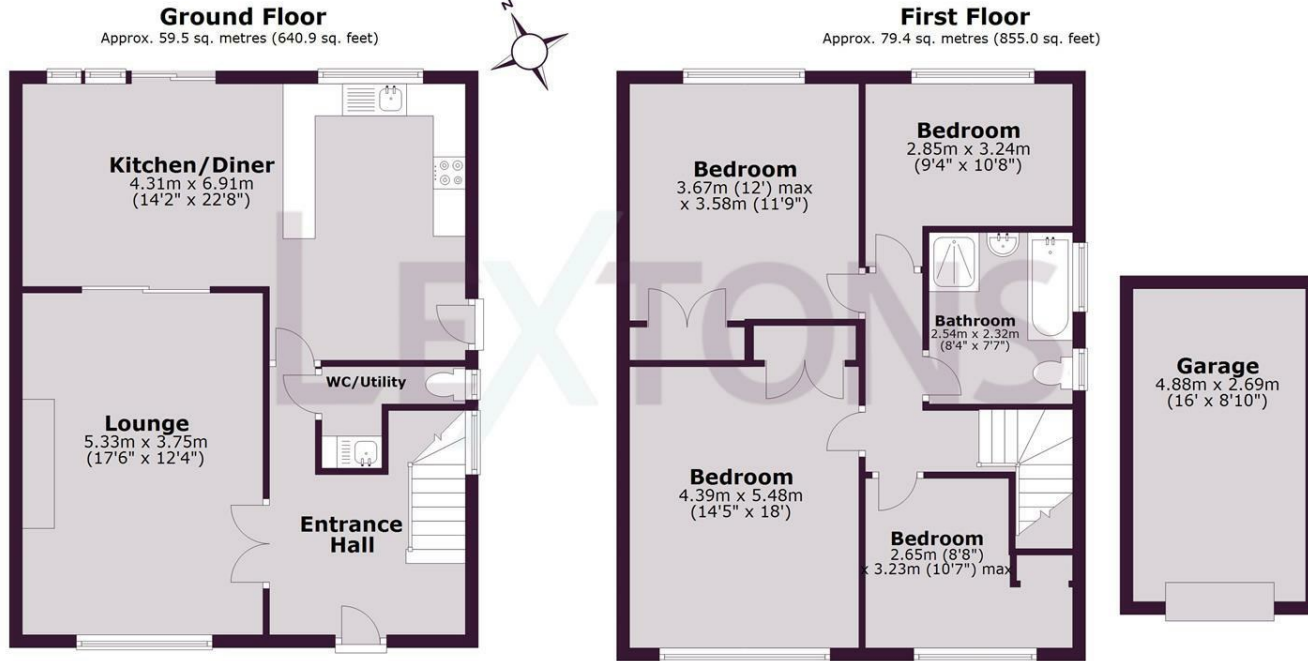
BATHROOM







SCAN HERE TO OFFER ON THIS PROPERTY



Total area: approx. 139.0 sq. metres (1495.8 sq. feet)

Whilst every care has been taken to ensure accuracy, dimensions are approximate and for illustrative purposes only.

Created by Lextons. All rights reserved.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		71	82
(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	