

# 11 Carden Avenue

Brighton, BN1 8NA

**Asking price £1,200,000**

This charming, double-fronted detached house boasting four bedrooms is now available in Patcham! It features a spacious driveway with ample parking and a garage equipped with an electric door. Throughout the house, there's a delightful, cozy ambiance, complemented by fresh decorations.

The ground floor encompasses a modern kitchen overlooking the garden, along with a separate utility room, a generously sized living room, a sunroom, a convenient downstairs toilet, and a fourth double bedroom. Upstairs, you'll find three additional double bedrooms, a bathroom, and a shower room.

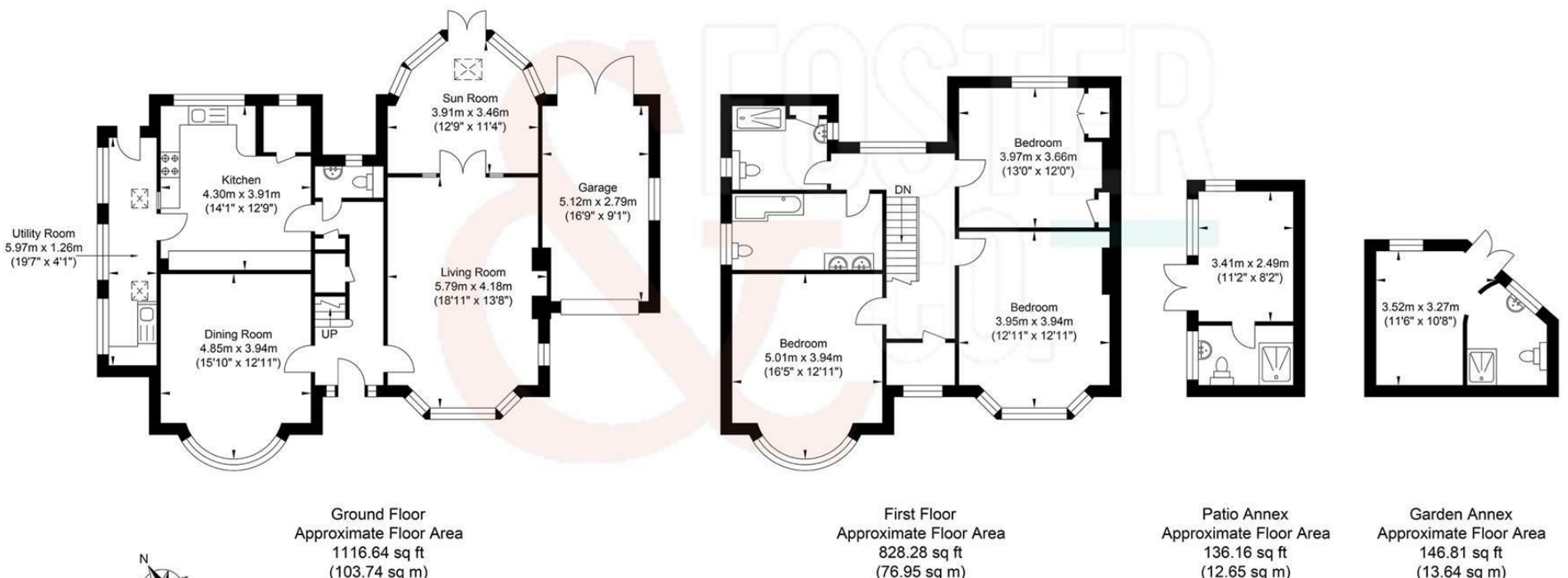
At the rear of the property lies an unusually large and impeccably maintained secure garden, perfect for soaking up the sun. Plus, there's a hot tub for added relaxation! Additionally, two annexes with shower rooms offer versatile spaces ideal for home offices or art studios.



- Detached four bedroom house
- Large beautiful garden!
- Two bathrooms
- Hot tub
- Large Private Driveway
- Driveway with ample parking
- Garage
- Two garden annexes
- 2,227 Square Feet
- Chain Free

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		
	71	79
England & Wales	EU Directive 2002/91/EC	

## Garden Avenue



Approximate Gross Internal Area = 206.98 sq m / 2227.91 sq ft  
Illustration for identification purposes only, measurements are approximate, not to scale.