



Carden Hill, Brighton, BN1 8AA

welcome to

Carden Hill, Brighton

A lovingly refurbished family home situated in the heart of Hollingbury. Boasting two double bedrooms and one single bedroom, a stylish open-plan kitchen diner and a high end fixtures and fittings throughout. Excellent transport links close by. Be the first to see this gem!



Situated in the heart of Hollingbury, this newly refurbished three bedroom family home has had no expense spared by its current owner. The location is a prime location for excellent schools, local shops and transport links in and out of Brighton!

The property has been completely renovated, meaning it is ready for its new owner to move straight into.

The ground floor comprises of a good sized open-plan kitchen/diner that looks out through the double doors into the low-maintenance and private garden. The living room is spacious with plenty of room to relax after a hard days work.

Upstairs, you'll find two double bedrooms and one single bedroom, a family bathroom all laid with new carpet and freshly painted walls.

The property is one of a kind and will be snapped up, so call today to arrange your viewing.



Total floor area 82.3 m² (886 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.localagent.com

Location

Carden Hill is situated in an established residential area north of Brighton city centre in Hollingbury, which is conveniently located for access to both the A23 and A27 making this ideal home for commuters. There is ample free parking on the street.

Local shops can be found nearby in Carden Avenue and Wilmington Parade, and more comprehensive shopping can be found at the Hollingbury Retail Park offering Argos, M&S Simply Food, Pets at Home, Matalan as well as the main Asda superstore. There are several local schools in the area which cater for all age groups.

You will also find County Oak Medical centre, Hollingbury Golf Course, Hollingbury Hillfort & Wild Park Local Nature Reserve on the doorstep. Local bus services run close by giving access to the popular Fiveways, Brighton's famous seafront and promenade along with Brighton city centre.

Key Information

Schools

Primary: Carden Nursery & Primary School - 0.5 miles, Patcham Junior School - 0.6 miles, Patcham Infant School - 0.7 miles, Balfour Primary School - 0.7 miles, Hertford Infant School - 0.8 miles, Hertford Junior School - 0.8 miles, Coldean Primary School - 1.0 miles, Downs Junior School - 1.2 miles, Westdene Primary School - 1.3 miles, Downs Infant School - 1.3 miles, Stanford Infant School - 1.6 miles, Stanford Junior School - 1.6 miles.

Secondary: Varndean School - 0.5 miles, Patcham High School - 0.6 miles, Dorothy Stringer School - 0.7 miles, Varndean College - 1.0 miles, Downs View Link College - 1.0 miles, BHASVIC College - 2.4 miles.

Train Stations

Preston Park Station - 1.3 miles
London Road Station - 1.4 miles
Brighton Mainline Station - 2.2 miles

Amenities

Woodbourne Avenue Shops - 0.4 miles
County Oak Post Office/Shopping Parade - 0.6 miles
Wilmington Parade Shops - 0.7 miles
Sainsbury's Local (Carden Avenue) - 0.8 miles
M&S Simply Food (Carden Avenue) - 0.9 miles
Fiveways Shopping Parade - 1.0 miles
Asda Superstore (Hollingbury) - 1.2 miles
Ladies Mile Road Shopping Parade - 1.2 miles
Patcham Village - 1.6 miles
Pavilion Retail Park (Lewes Road) - 2.1 miles

Main Roads

A23/A27 Road Network - Within a 10 minutes' drive away.

welcome to

Carden Hill, Brighton

- Newly refurbished family home
- Located in the heart of Hollingbury
- Close to excellent local schools, transport links and local shops
- Low-maintenance and private rear garden
- Open-plan kitchen/diner
- Excellent transport links close by
- Chain Free

Tenure: Freehold EPC Rating: Awaited

offers over

£450,000



Please note the marker reflects the postcode not the actual property

view this property online fox-and-sons.co.uk/Property/PRP106238



Property Ref:
PRP106238 - 0005

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