



Carden Crescent, Brighton, BN1 8TQ

welcome to

Carden Crescent, Brighton

This is a well-presented extended three bedroom semi-detached house offering excellent family accommodation. The house comprises: extended lounge/dining room, dining room/2nd reception room, fitted kitchen, bathroom, southerly rear garden and a garage (no dropped curb). Viewing essential.



Location

Carden Crescent is located in a sought after position, just off of Carden Avenue with an array of local amenities on your doorstep. Patcham is considered to be a popular village location, nestled on the edge of The South Downs with numerous bridleways for cycling, and being ideal for nature lovers, dog-walkers and families with nearby nature reserve (known for Scots pine) parks and schools for all ages. Excellent commuter links on to the A23 & A27 road network, with access to Preston Park train station within 2.1 miles away.

Key Information

Schools

Primary: Carden Nursery & Primary School - 0.2 miles, Patcham Junior School - 0.4 miles, Patcham Infant School - 0.6 miles, Coldean Primary School - 1.0 miles, Balfour Primary School - 1.1 miles, Hertford Infant School - 1.2 miles, Hertford Junior School - 1.2 miles, Westdene Primary School - 1.3 miles, St Bernadette's Catholic Primary School - 1.3 miles, Downs Junior School - 1.7 miles, Downs Infant School - 1.7 miles, Stanford Infant School - 1.9 miles, Stanford Junior School - 2.0 miles.

Secondary: Patcham High School - 0.4 miles, Varndean School - 0.9 miles, Dorothy Stringer School - 1.1 miles, Varndean College - 1.3 miles, Downs View Link College - 1.3 miles, Cardinal Newman Catholic School - 2.1 miles, BHASVIC College - 3.2 miles.

Train Stations

Preston Park Station - 2.1 miles
London Road Station - 2.7 miles
Brighton Mainline Station - 3.2 miles

Amenities

Sainsbury's Local (Carden Avenue) - 0.1 miles
Carden Avenue Shopping Parade - 0.2 miles
M&S Simply Food Hall (Carden Avenue) - 0.5 miles
Wilmington Parade Shopping - 0.6 miles
Ladies Mile Road Shopping Parade - 0.6 miles
Asda Superstore (Hollingbury) - 0.8 miles
Mackie Avenue Shopping Parade - 1.1 miles
Woodbourne Avenue Shopping Parade - 1.1 miles
Patcham Village - 1.6 miles
Fiveways Shopping Parade - 1.8 miles
Sainsbury's (Preston Road) - 2.1 miles
Preston Circus/London Road Shopping - 2.6 miles
Sainsbury's Superstore (Lewes Road) - 2.6 miles
Pavilion Retail Park (Lewes Road) - 2.8 miles
Sainsbury's (New England Street) - 3.2 miles
Seven Dials Shopping Parade - 3.3 miles
Brighton City Centre - 4.2 miles

Main Roads

A23 & A27 Road Network - Within a 5 minutes' drive away.

Agent Note

Please note for the access to the garage there is no dropped kerb.



Total floor area 88.1 m² (948 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

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Carden Crescent, Brighton

- Extended 3 bedroom semi-detached house
- Lounge/dining room
- Separate dining room/reception room 2
- Fitted kitchen
- Bathroom
- Southerly rear garden
- Garage (no dropped curb)
- Viewing recommended

Tenure: Freehold EPC Rating: D

£450,000



Please note the marker reflects the postcode not the actual property

view this property online fox-and-sons.co.uk/Property/PRP106261



Property Ref:
PRP106261 - 0002

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