

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.



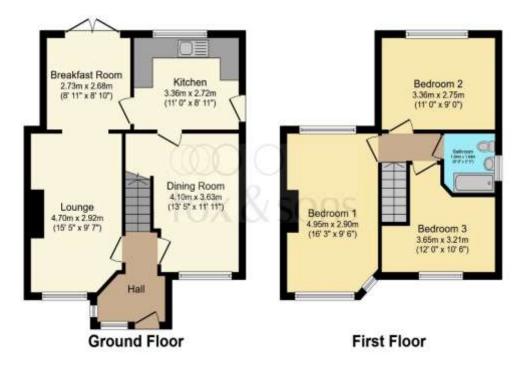












Total floor area 88.1 m² (948 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor areas), openings and crientation are approximate. No datality is taken for any error, amission or misstatement. A party must rely upon its own inspection(s). Powered by www.boalagent.com

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 or 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.

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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





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



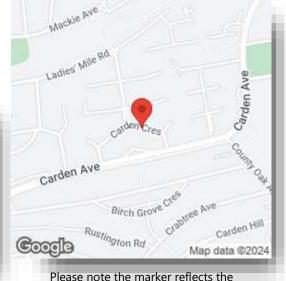
Property Ref:

PRP106261 - 0002

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postcode not the actual property

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