



Carden Close, Brighton, BN1 8TP

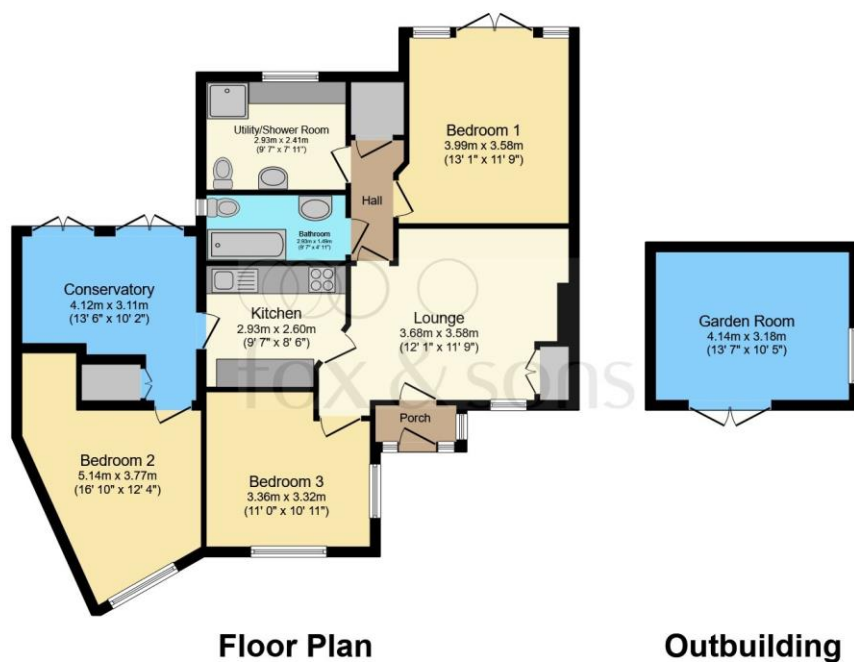
welcome to

Carden Close, Brighton

This is a semi-detached bungalow which has been extended but is now in need of some updating. The property comprises: lounge, dining room, kitchen, bathroom, shower room/utility and a secluded garden with garden room. Situated in this residential close in sought after Patcham with off road parking.



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Total floor area 106.6 m² (1,147 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.focalagent.com

Location

Carden Close is a quiet cul-de-sac just off of Carden Crescent, which is situated in a popular position in Patcham with an array of local amenities on your doorstep including local shops nearby on Wilmington Parade and Carden Avenue and more comprehensive shopping can be found at the Hollingbury Retail Park offering Matalan, Argos, Pets at Home, Dunelm and M&S Simply Food as well as the main Asda superstore. Local 'bus services are available nearby which provides access to Brighton city centre, Brighton's famous seafront and promenade and surrounding areas.

Patcham is considered to be a popular village location, nestled on the edge of The South Downs National Park 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 local schools close by which cater for all age groups making this an ideal family home. 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 - 0.3 miles, Patcham Junior School - 0.6 miles, Patcham Infant School - 0.8 miles, Balfour Primary School - 1.8 miles, Coldean Primary School - 1.8 miles, Westdene Primary School - 1.9 miles, St Bernadette's Catholic Primary School - 2.0 miles, Hertford Infant School - 2.1 miles, Downs Infant School - 2.2 miles, Downs Junior School - 2.3 miles, Stanford Junior School - 3.1 miles, Stanford Infant School - 3.2 miles.

Secondary: Patcham High School - 0.7 miles, Varndean College - 1.4 miles, Downs View Link College - 1.4 miles, Varndean School - 1.6 miles, Dorothy Stringer School - 1.7 miles, Cardinal Newman Catholic School - 3.2 miles, BHASVIC College - 3.2 miles.

Train Stations

Preston Park Station - 2.1 miles
London Road Station - 2.5 miles
Brighton Mainline Station - 3.4 miles

Amenities

Sainsbury's Local (Carden Avenue) - 0.1 miles
Carden Avenue Shopping Parade - 0.3 miles
Wilmington Parade Shopping - 0.6 miles
M&S Simply Food Hall (Carden Avenue) - 0.6 miles
Ladies Mile Road Shopping Parade - 0.7 miles
Asda Superstore (Hollingbury) - 0.9 miles
Woodbourne Avenue Shopping Parade - 1.3 miles
Patcham Village - 1.7 miles
Fiveways Shopping Parade - 1.9 miles
Sainsbury's (Preston Road) - 2.2 miles
Preston Circus/London Road Shopping - 2.7 miles
Sainsbury's Superstore (Lewes Road) - 2.7 miles
Pavilion Retail Park (Lewes Road) - 2.9 miles
Seven Dials Shopping Parade - 3.1 miles
Sainsbury's (New England Street) - 3.2 miles
Brighton City Centre - 4.3 miles

Main Roads

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

welcome to

Carden Close, Brighton

- FAVOURED POSITION IN QUIET CUL-DE-SAC
- SEMI-DETACHED BUNGALOW
- 3 BEDROOMS
- TWO RECEPTION ROOMS
- KITCHEN
- BATHROOM & SHOWER ROOM/UTILITY
- SECLUDED GARDEN WITH GARDEN ROOM
- OFF ROAD PARKING

Tenure: Freehold EPC Rating: Awaited

£425,000



Please note the marker reflects the postcode not the actual property

view this property online fox-and-sons.co.uk/Property/PRP106332



Property Ref:
PRP106332 - 0003

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