



Carden Hill, Brighton, BN1 8DD

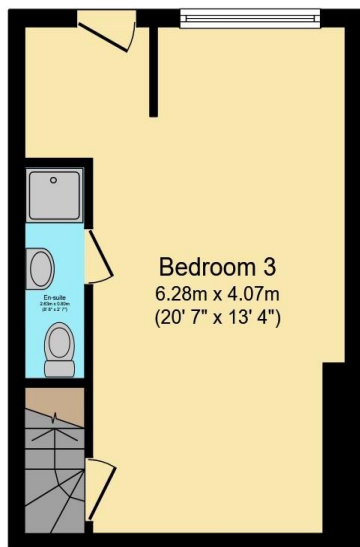
welcome to

Carden Hill, Brighton

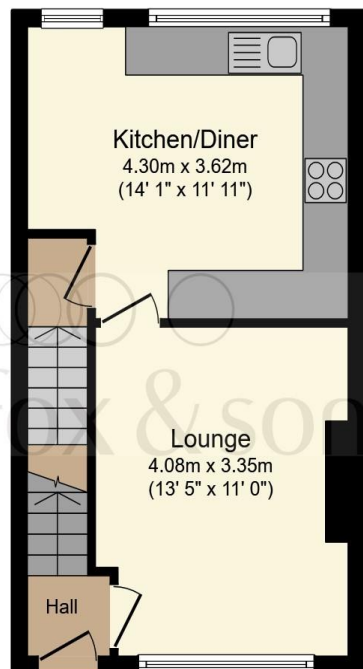
Fox & Sons are delighted to present this recently modernised 3 bedroom mid-terraced home which offers versatile and spacious living accommodation. With the added convenience of off street parking and a converted garage, this property could be tailored to suit the needs of a new buyer.



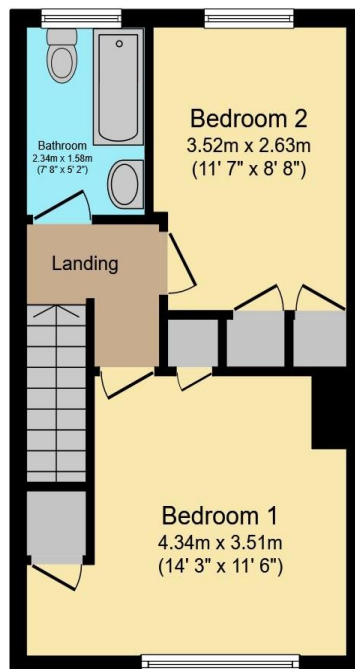
Set back from the road, this deceptively spacious and recently updated terrace home offers versatility and huge potential. The well-designed lounge, dining and modern, kitchen area is flooded with natural light and has a lovely flow throughout and is a great space to entertain and socialise. Upstairs you will find two large bedrooms with ample storage and a family bathroom. This lovely home has the potential to grow with your family, as the integral garage has been converted and has the added bonus of a shower room and could easily become additional living accommodation to suit your needs. This room could be an annex area, self contained flat or studio area. The property also benefits from a large and private front & rear sunny aspect garden which includes new fencing, a perfect entertaining area, makes up the rest of this not to be missed property.



Lower Ground Floor



Ground Floor



First Floor

Total floor area 93.1 m² (1,002 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 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 - 0.1 miles, Coldean Primary School - 0.6 miles, Patcham Junior School - 0.7 miles, Patcham Infant School - 0.9 miles, Hertford Junior School - 1.1 miles, Hertford Infant School - 1.2 miles, Balfour Primary School - 1.2 miles, Downs Junior School - 1.7 miles, Downs Infant School - 1.8 miles.

Secondary: Patcham High School - 0.8, Varndean School - 1.0 miles, Dorothy Stringer School - 1.2 miles, Varndean College - 1.5 miles, Downs View Link College - 1.5 miles, BHASVIC College - 3.0 miles.

Train Stations

Preston Park Station - 1.2 miles
Falmer Station - 1.7 miles
Brighton Mainline Station - 2.7 miles
Hove Station - 3.9 miles

Amenities

County Oak Post Office/Shopping Parade - 0.3 miles
M&S Simply Food (Carden Avenue) - 0.4 miles
Sainsbury's Local (Carden Avenue) - 0.6 miles
Asda Superstore (Hollingbury) - 0.7 miles
Woodbourne Avenue Shops - 0.8 miles
Wilmington Parade Shops - 1.0 miles
Ladies Mile Road Shopping Parade - 1.4 miles
Fiveways Shopping Parade - 1.5 miles
Patcham Village - 2.0 miles
Pavilion Retail Park (Lewes Road) - 2.5 miles

Main Roads

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

welcome to

Carden Hill, Brighton

- MID-TERRACE FAMILY HOUSE
- 3 BEDROOMS
- OFF STREET PARKING
- LARGE KITCHEN/BREAKFAST ROOM
- ACCOMMODATION OVER 3 FLOORS
- FAMILY BATHROOM & EN-SUITE SHOWER ROOM
- GOOD SIZE WEST FACING FRONT GARDEN & SMALL REAR GARDEN
- CLOSE TO A23/A27 ROAD NETWORK

Tenure: Freehold EPC Rating: D

offers in excess of

£330,000



Please note the marker reflects the postcode not the actual property

view this property online fox-and-sons.co.uk/Property/PRP106479



Property Ref:
PRP106479 - 0006

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

Fox & Sons is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.


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