



**Price**  
**£600,000**

**Freehold**

5x  2x  1x 

**Carden Avenue,  
Patcham, Brighton, East  
Sussex, BN1**

**OVER 60?**

You could get up to  
**59% off** the price!\*



**Video Tour available**

**cubitt&west**  
Helping you move forwards





## Main features

- Lovely family home set over 3 floors
- Bright, sunny conservatory to rear leading to generous garden
- Large through lounge/diner with feature fireplace
- Converted garage living space with bed & shower room
- Fantastic location on Carden Avenue with easy links to A27 & A23

## Accommodation

### GROUND FLOOR

#### Entrance Hall

**Lounge:** 14'4 x 12'7 (4.37m x 3.84m)

**Dining Area:** 13'0 x 10'8 (3.97m x 3.25m)

**Kitchen:** 8'10 x 7'8 (2.69m x 2.34m)

#### Sun Room

**Utility Room:** 7'1 x 4'5 (2.16m x 1.35m)

### FIRST FLOOR

#### Landing

**Bedroom 1:** 12'6 x 10'8 (3.81m x 3.25m)

**Bedroom 2:** 12'2 x 10'8 (3.71m x 3.25m)

**Bedroom 5:** 7'8 x 6'2 (2.34m x 1.88m)

#### Bathroom

### SECOND FLOOR

#### Landing

**Bedroom 3:** 11'9 x 10'2 (3.58m x 3.10m)

**Bedroom 4:** 12'6 x 6'5 (3.81m x 1.96m)

#### Shower Room

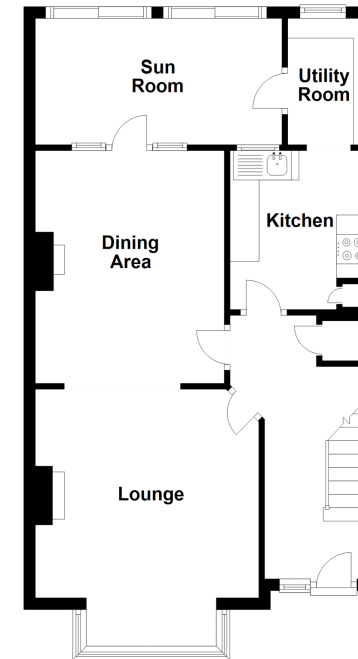
### OUTSIDE

#### Front & Rear Gardens

#### Annex

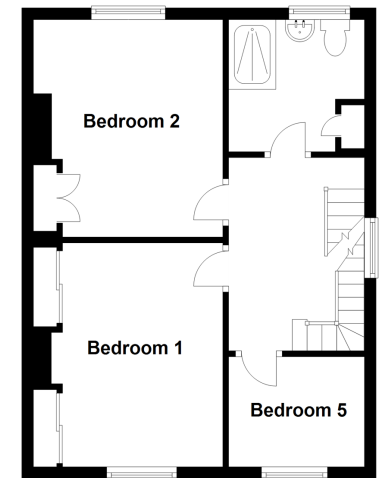
### Ground Floor

Approx. 57.3 sq. metres (616.5 sq. feet)



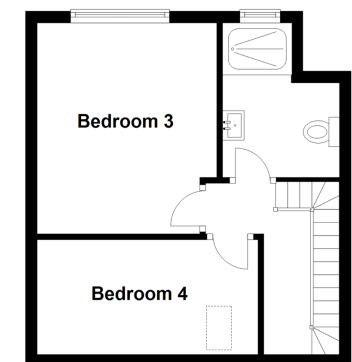
### First Floor

Approx. 43.2 sq. metres (465.5 sq. feet)



### Second Floor

Approx. 28.5 sq. metres (306.6 sq. feet)



**Call Patcham - 01273 541934 ■ cubittandwest.co.uk**

- Legal advice should be taken to verify fixtures/fittings, planning, alterations and/or lease details
- Appliances & services are untested, dimensions are approximate and floor plans are not to scale
- Our Homewise partnership offer a 'Home for Life' plan to buyers over 60, granting a lifetime lease for your protection and reducing the purchase price by up to 59%



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