



**Price**  
**£400,000**

**Freehold**

3x  1x  2x 

**Carden Avenue,  
Brighton, BN1**

**cubitt & west**  
Helping you move forwards



## Main features

- Large bedrooms with an abundance of storage
- Large lounge with separate dining room
- Quaint conservatory leading onto the garden
- Room for improvement and potential for further development (subject to planning permission)
- Fantastic location opposite local amenities on the main bus route and direct access to the A27

## Accommodation

### GROUND FLOOR

Entrance Porch  
Hallway  
Lounge: 14'5 x 10'9 (4.40m x 3.28m)  
Dining Room: 14'5 x 10'7 (4.40m x 3.23m)  
Kitchen: 14'1 x 5'10 (4.30m x 1.78m)  
Utility Room: 8'11 x 5'10 (2.72m x 1.78m)  
Conservatory: 7'4 x 6'6 (2.24m x 1.98m)

### FIRST FLOOR

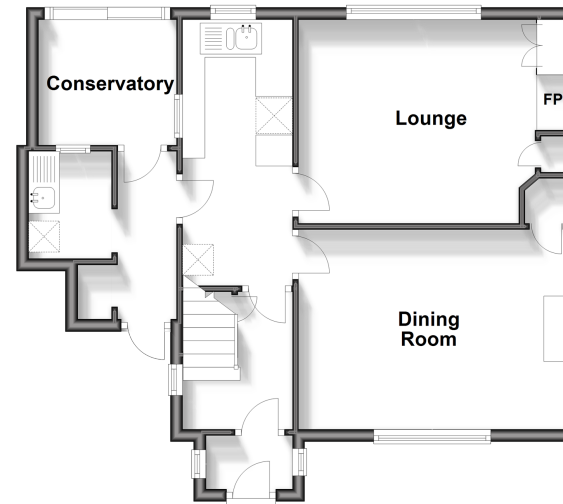
Landing  
Bedroom 1: 14'5 x 10'9 (4.40m x 3.28m)  
Bedroom 2: 14'5 x 10'7 (4.40m x 3.23m)  
Bedroom 3: 9'3 x 7'3 (2.82m x 2.21m)  
Bathroom

### OUTSIDE

Front & Rear Garden

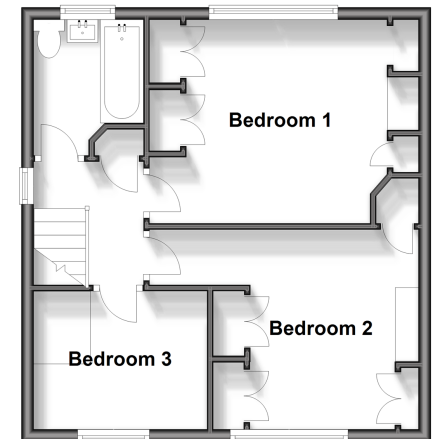
### Ground Floor

Approx. 53.6 sq. metres (577.1 sq. feet)



### First Floor

Approx. 41.3 sq. metres (444.6 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



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