



Carden Avenue, Brighton, BN1 8NH

Offers In The Region Of £500,000

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A detached 3/4 bedroom house, benefiting from a conservatory, a potential utility room, mature gardens to three sides of the property, off-road parking, and a good sized garage. The house is in need of modernisation and refurbishment throughout and is considered suitable for extension (STNC).

The Property

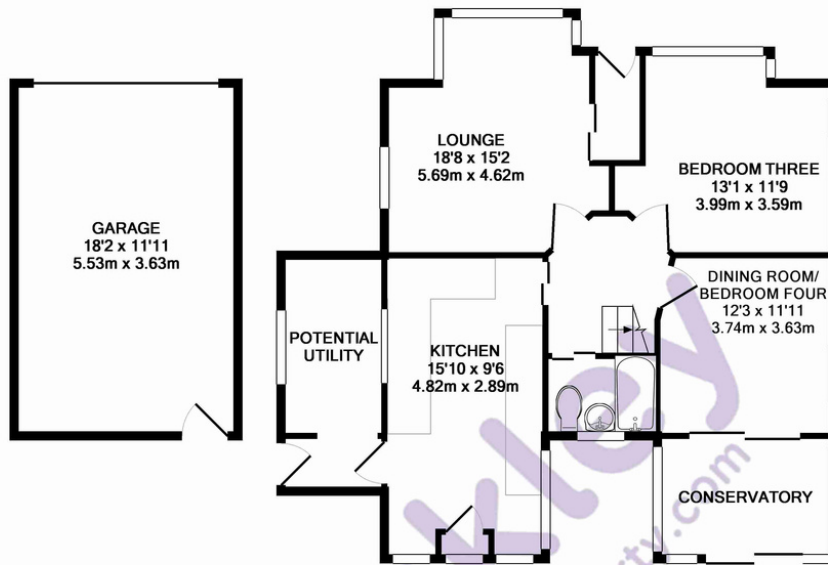
This spacious detached house is situated on a corner plot and offers versatile accommodation. The house briefly consists of an entrance hall leading to a dual aspect lounge, a kitchen with potential utility room adjacent, a dining room/bedroom four with access to the conservatory. There are three further bedrooms and a family bathroom. The property benefits from gardens to three sides of the property, off road parking for two/three cars and a good sized garage. The house is in need of modernisation and refurbishment throughout and is considered suitable for extension subject to any necessary consents.

*Planning permission has been granted to demolish the existing house and erect a two storey building with attic room, to provide 2 x two bedroom flats.

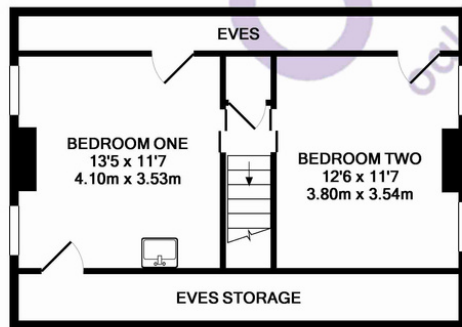
The Location

Carden Avenue is situated in the heart of Patcham and close to the South Downs and several local schools including Carden Primary (0.7 miles), Patcham High (0.4 miles) and Patcham Infants (0.3 miles). There are local shops in Carden Avenue and further shopping facilities in Hollingbury including an ASDA superstore (1.2 miles). There is convenient access to the A27 bypass and the A23 to Gatwick and London and there are local bus services to Brighton city centre within easy reach.





GROUND FLOOR



FIRST FLOOR



CARDEN AVENUE, BRIGHTON, EAST SUSSEX, BN1 8NH
TOTAL APPROX. FLOOR AREA 1109 SQ.FT. (103.0 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given
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Agents Notes
Tenure Freehold
Council Tax Band D

Energy Performance Certificate

Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C		
55-68	D		
39-54	E		
21-38	F	36 F	
1-20	G		



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