



54 Carden Hill, Brighton, BN1 8DB

BEAUMONTS
ESTATE AGENTS

SUMMARY OF ACCOMMODATION

Ground Floor: * Spacious Entrance Hall * Through Lounge Dining Room * Modern Fitted Kitchen *

First Floor Landing: Two Double Bedrooms * Large Single Bedroom * Luxury Fitted Bathroom *

Outside: A good size rear garden with lawn & paved patio area * Side access * Front Garden

Gas Fired Central Heating & Double Glazing

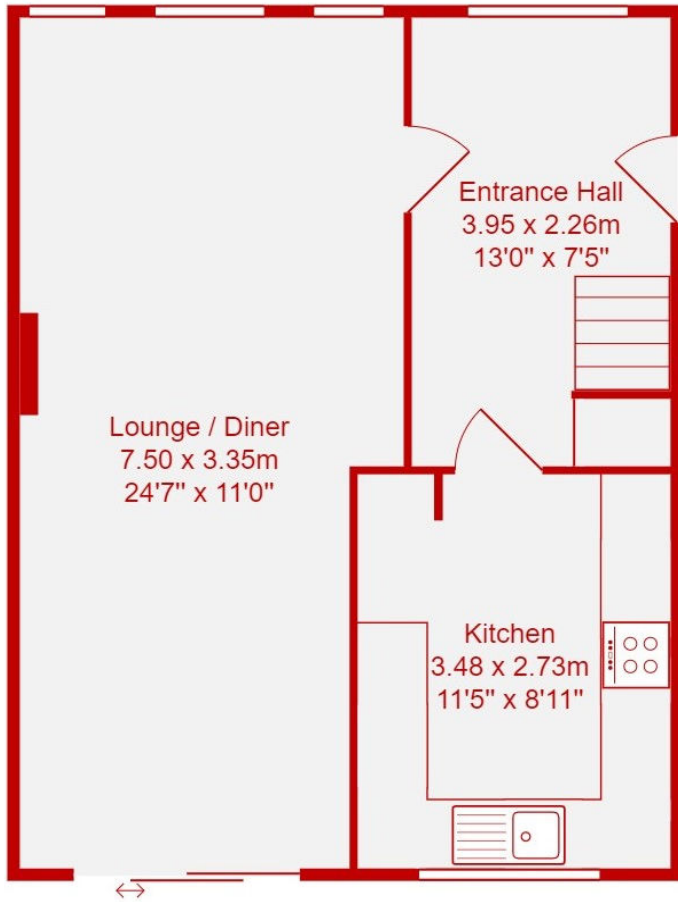
This very spacious semi-detached family house is in good decorative order and offers lovely views over the surrounding area from the front aspect of the property. With light and airy rooms, a Dual aspect through lounge/Diner with sliding patio doors to rear garden. It has a fitted kitchen with ample storage, worktops with an integrated oven & hob. On the first floor both of the double bedrooms have built in wardrobe a large single bedroom and the modern tiled Bathroom. To the rear of the property is a good size garden with timber-built garden shed and a paved sun terrace.



Situated in this popular residential area with local shopping available nearby at Carden Avenue and also Patcham Village and Fiveways. There is also good public transport nearby providing access to all parts of Brighton and Hove within easy reach. Good schools are available nearby catering for children of all age groups including Patcham High School, Varndean College and Dorothy Stringer. Brighton City centre with its main shopping thorofare and Seafront with its fine bathing beaches and recreational facilities being approximately 3 miles distant. Further shopping is available in Carden Avenue including Marks & Spencer Food Hall, Asda supermarket and Matalan.

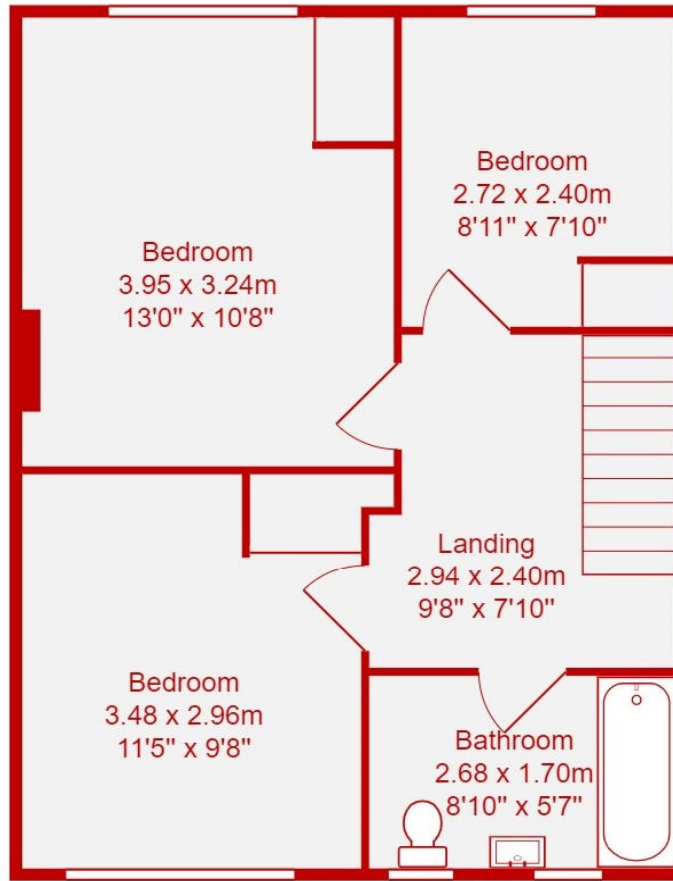
Hollingbury Golf Course, Brighton's only municipal course, is also within easy reach as is the beautiful Wild Park Nature Reserve, Stanmer Park and Burstead Woods which are very popular with dog walkers. Both Sussex University and the American Express Community Stadium (home of Brighton & Hove Albion) are less than three miles distant.





Ground Floor

Area: 43.5 m² ... 468 ft²



First Floor

Area: 43.5 m² ... 468 ft²

Total Area: 87.0 m² ... 937 ft²

All measurements are approximate and for display purposes only.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C		
55-68	D	55 D	
39-54	E		
21-38	F		
1-20	G		

Council Tax Band C
On Street Parking



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www.beaumontsresidential.co.uk



IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.