John Hilton

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Est 1972

Carden Avenue, Brighton, BN1 8NH

Approximate Gross Internal Area = 122.3 sq m / 1316 sq ft
Outbuildings = 52.5 sq m / 565 sq ft
Total = 174.8 sq m / 1881 sq ft

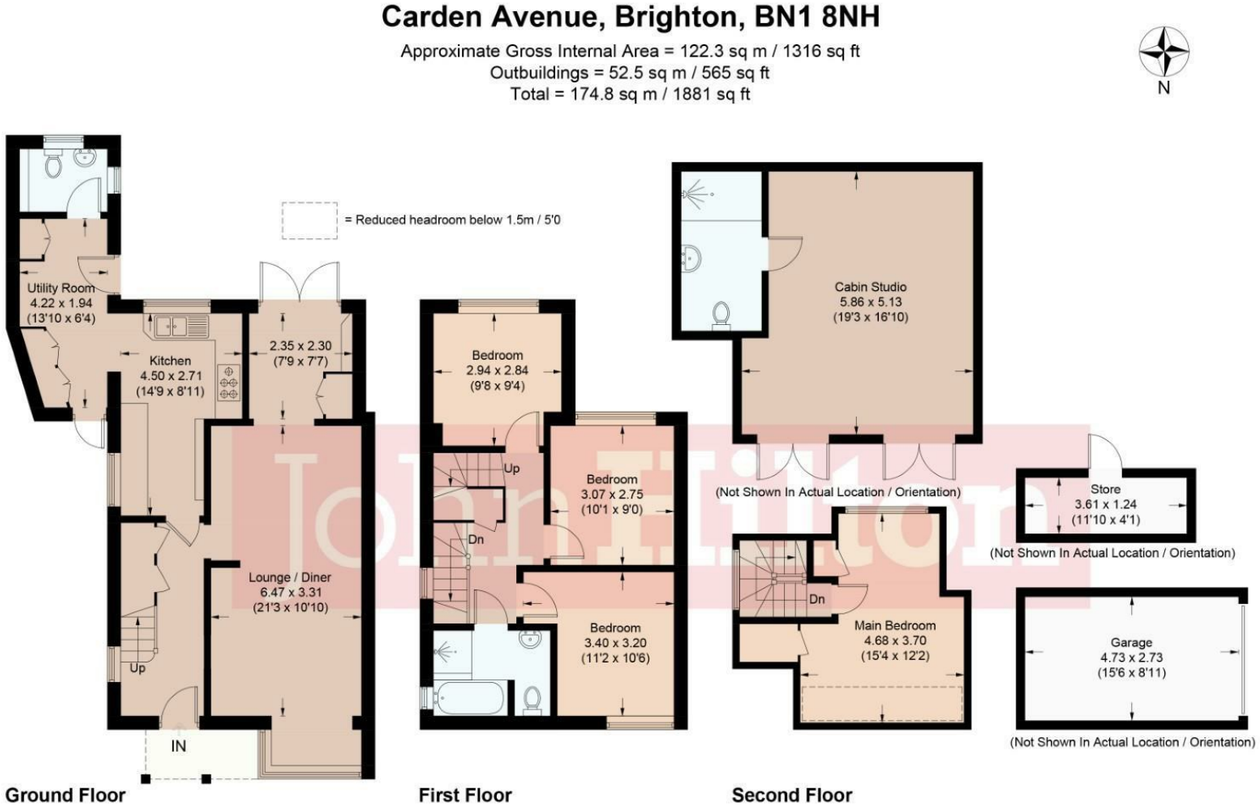

Illustration for identification purposes only, measurements are approximate, not to scale.
Imageplansurveys @ 2026

Total Area Approx 1316.00 sq ft

150 Carden Avenue, Brighton, BN1 8NH

To view, contact John Hilton:
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150 Carden Avenue
Brighton, BN1 8NH

An extended 1930's semi-detached house situated in the sought-after residential area of Patcham, being sold with no onward chain.

This substantial four-bedroom property would make an ideal family home, offering generous and versatile accommodation having a loft conversion and an extension at the rear. Occupying a slightly raised position set back from the road with a garage at the front with electric door.

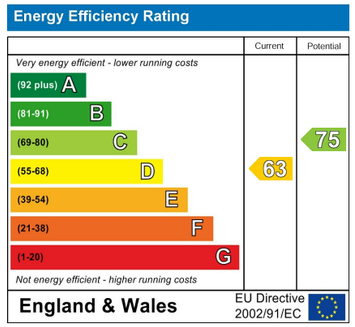
Externally, the rear garden is a particular standout feature being south-facing and measuring approximately 30 meters in length. Divided into three sections and designed with low maintenance in mind, with a giant gazebo providing shelter during the rainy months and hot tub (included). This is a great space for outdoor entertaining. To the very rear of the garden there is a spacious, insulated studio/cabin with shower room - perfect for those with hobbies, or who work from home or even a teenager's retreat!

Internally, the newly refreshed interior is ready for immediate occupation, finished in modern neutral tones. The extended living space is open plan with lots of natural light from the front and the rear. The well-equipped and practical kitchen comes with twin fitted ovens and leads through to the utility room and ground floor WC.

Upstairs there are three well-sized bedrooms and a family bathroom with bath and walk-in shower. The master bedroom can be found on the top floor and is the most spacious of the bedrooms with a large built-in wardrobe and overlooking the rear garden.

Patcham is a family-friendly and popular location to the north of Brighton. Close to highly regarded local schools including infants, primary, secondary and sixth form college. Local amenities are close by including shops, cafes, supermarkets, parks and everyday services, as are regular bus services into Brighton. It is also in proximity of the green open spaces of the South Downs and excellent road links via the A27 and A23.

- Four-Bedroom Semi-Detached House
- Rear Extension & Loft Conversion
- Newly Refreshed Interior
- Garage with Electric Door
- South-Facing Garden Approx. 30 Meters in Length
- Spacious Insulated Studio/Cabin
- Utility Room & Ground Floor WC
- Popular Family Residential Area
- Close to Local Amenities & Buses to the City Centre
- NO ONWARD CHAIN



Council Tax Band: **D**

The mention of any appliances and/or services in this description does not imply they are in full and efficient working order and prospective purchasers should make their own investigations before finalising any agreement to purchase. The above details are intended for information only and do not constitute an offer or form part of a contract

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