

## 169 Carden Avenue Brighton BN1 8LE

The Weatherill Property Group are proud to introduce this large, very well laid out DETACHED family home, with benefits including a well fitted family sized kitchen/dining room opening onto the very large rear garden, and a large double garage. Offered for sale with NO ONWARD CHAIN and located in the ever popular Patcham area of Brighton.



**Offers In The Region Of £600,000 Freehold**



- A VERY GOOD SIZED TUDOR STYLE DETACHED FAMILY HOME
- 3 DOUBLE BEDROOMS
- MODERN WHITE BATHROOM WITH BATH AND SEPARATE SHOWER ENCLOSURE
- A RECEPTION HALLWAY WITH ADJACENT CLOAKROOM/WC

## Viewing

Call us on 01273 322766 or email us: sales@wpgsussex.co.uk

## Agents Notes

The accommodation is arranged over 2 floors and briefly comprises: 3 DOUBLE BEDROOMS, A BATHROOM WITH A WHITE SUITE, A RECEPTION HALLWAY, A GROUND FLOOR CLOAKROOM/WC, A LOUNGE WITH BAY WINDOW AND LOG BURNER, A FAMILY SIZED KITCHEN/DINING ROOM AND A SEPARATE UTILITY ROOM WITH SIDE ACCESS TO THE DRIVEWAY.

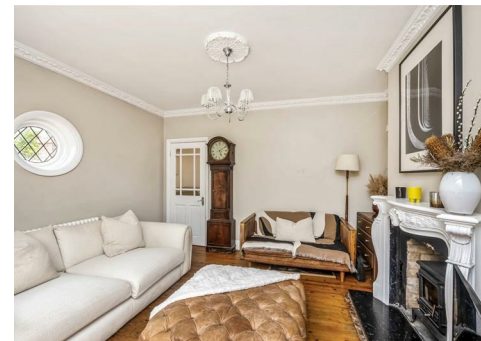
In terms of outside space the property has a generous front garden, a shared driveway leading to a fenced car hard standing area and a large double garage. The rear garden is of a very good size, laid to a level lawn and enjoying a very open westerly and northerly aspect.

The house is very well laid out, has good rooms sizes, gas central heating, double glazing and is offered for sale with NO ONWARD CHAIN.

In accordance with the 1979 Estate Agents Act, would all parties be aware that the vendor of this property is linked to this firm.

## EPC

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			74
(55-68) D		61	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



## Floor plans

### GROUND FLOOR

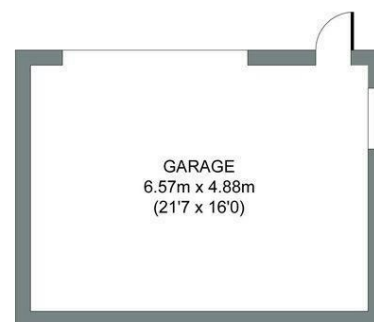
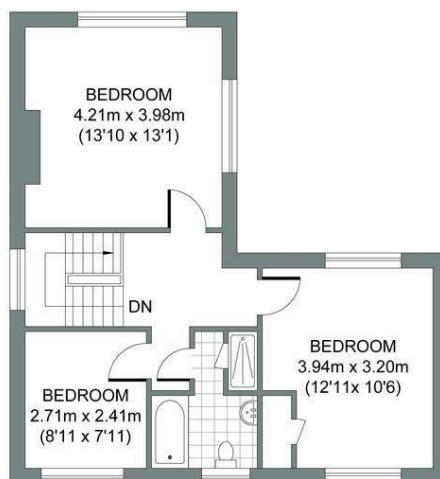
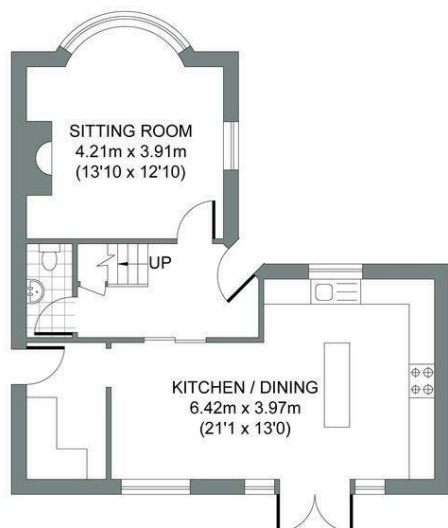
Approximate Gross Internal Area  
50.24 sq m / 540.77 sq ft

### FIRST FLOOR

Approximate Gross Internal Area  
48.62 sq m / 523.34 sq ft

### GARAGE

Approximate Gross Internal Area  
32.70 sq m / 351.97 sq ft



CARDEN AVENUE

Total Area : 131.56m<sup>2</sup> = 1416.08ft<sup>2</sup>

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