

**Spencer  
& Leigh**



**101 Carden Avenue, Patcham, Brighton, BN1 8NF**

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Brighton, BN1 8NF

Price £350,000 - Freehold

- Spacious terraced home
- Requires modernisation
- Three well proportioned bedrooms
- Family bathroom with four piece suite and G/f Cloakroom/WC
- 17' Living/dining room overlooking the rear garden
- Patio rear garden with a westerly aspect and gated access
- No onward chain
- 14' Kitchen/breakfast room
- Excellent location with easy access to Patcham Village and road networks
- Internal inspection highly recommended

This spacious home, while in need of modernisation, is ideally located with easy access to local road networks and Patcham Old Village.

The accommodation includes a generous entrance hall that leads into a 14-foot kitchen, which then opens up to a 17-foot sitting/dining room overlooking the rear patio. On the ground floor, there is also a cloakroom/WC for convenience.

Stairs lead to the first floor, featuring three good-sized bedrooms and a family bathroom. This property is being sold with no onward chain, making the purchasing process smoother for the new owners.

Outside, there is private hardstanding parking for two vehicles at the front. At the rear, you will find a low-maintenance westerly-facing patio garden with gated access.

We highly recommend an internal viewing to fully appreciate this home's great potential.



In a much sought after area situated close to Patcham Old Village with OFSTED 'Outstanding' & 'Good' rated schools within walking distance along with a regular bus service to the city and network links to London. Local shopping facilities are a short walk away along with the nearby M & S Food, Pets at Home and Asda Superstore.



Entrance  
 Entrance Hallway  
 Sitting/Dining Room  
 17'9 x 11'5  
 Kitchen  
 14'8 x 11'8  
 G/f Cloakroom/WC  
 Stairs rising to First Floor  
 Bedroom  
 13'7 x 11'8  
 Bedroom  
 12'11 x 11'7  
 Bedroom  
 9'11 x 8'9  
 Family Bath/Shower Room  
 8'8 x 5'8

OUTSIDE

Rear Garden  
 Outbuilding  
 4'11 x 4'11

Property Information

Council Tax Band C: £2,292.84 2026/2027  
 Utilities: Mains Gas and Electric. Mains water and sewerage  
 Parking: Un-restricted on street parking  
 Broadband: Standard 11 Mbps, Superfast 80 Mbps, Ultrafast 1800 Mbps available (OFCOM checker)  
 Mobile: Good coverage (OFCOM checker)

Every care has been taken in preparing our sales particulars and they are usually verified by the vendor, We do not guarantee appliances, electrical fittings, plumbing, etc; you must satisfy yourself that they operate correctly. Room sizes are approximate. Please do not use them to buy carpets or furniture. We cannot verify the tenure as we do not have access to the legal title. We cannot guarantee boundaries or rights of way. You must take the advice of your legal representative.

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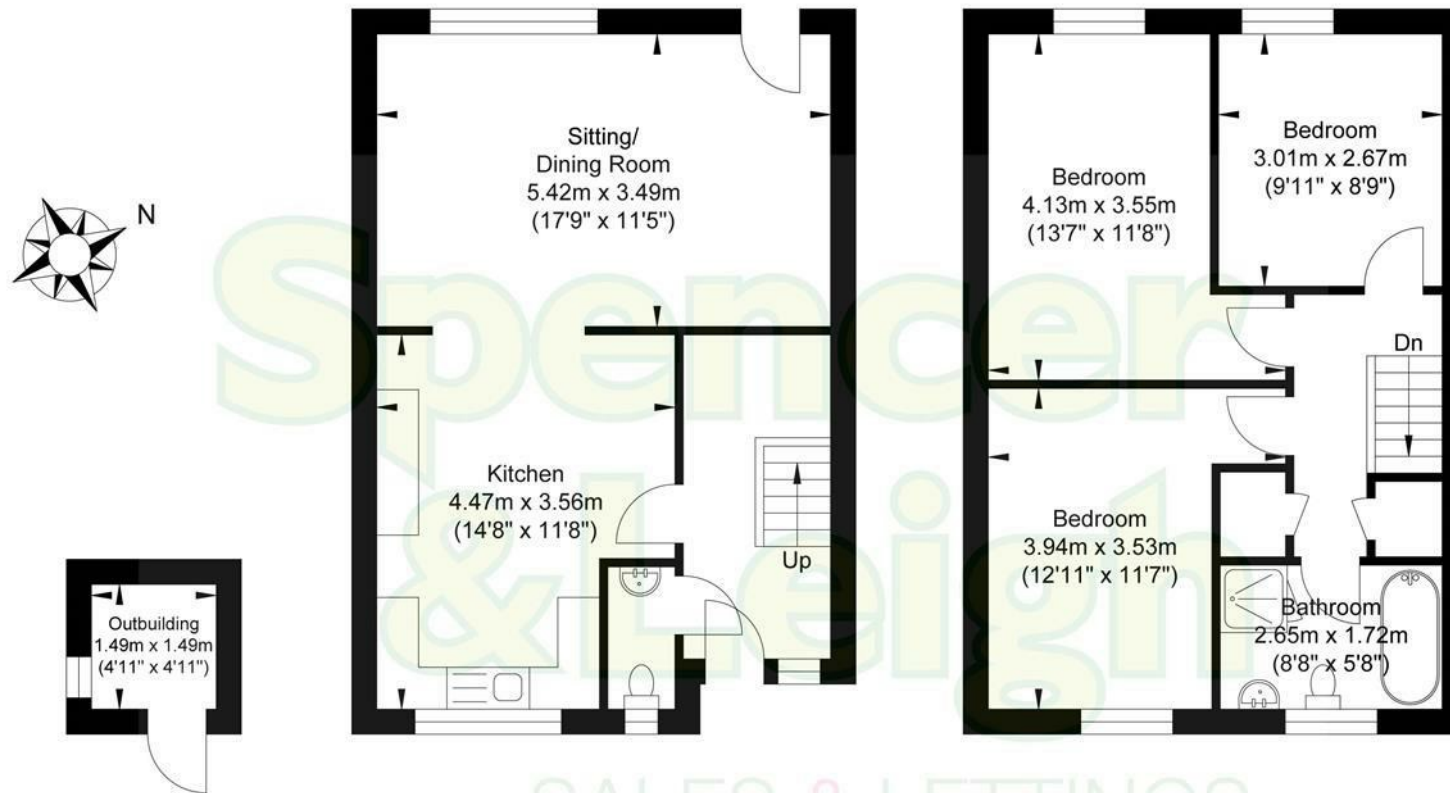
Council:- BHCC  
 Council Tax Band:- C

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>88</b>
(69-80) <b>C</b>	<b>70</b>	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	



# Carden Avenue



Outbuilding  
Approximate Floor Area  
23.89 sq ft  
(2.22 sq m)

Ground Floor  
Approximate Floor Area  
458.21 sq ft  
(42.57 sq m)

First Floor  
Approximate Floor Area  
470.27 sq ft  
(43.69 sq m)

Approximate Gross Internal Area (Excluding Outbuilding) = 86.26 sq m / 928.49 sq ft  
Illustration for identification purposed only, measurements are approximate, not to scale.