



# Carden Avenue, Brighton

Offers In Excess Of

£535,000

Freehold

- EXTENDED SEMI DETACHED HOUSE
- LARGE LANDSCAPED REAR GARDEN
- THREE / FOUR BEDROOM + LOFT ROOM
- SOUGHT AFTER PATCHAM LOCATION
- TWO BATHROOM
- OFF STREET PARKING

Robert Luff & Co are delighted to bring to market this extended four bedroom semi detached family home located on Carden Avenue, in the heart of Patcham. An excellent spot for families and commuters, Patcham offers a friendly environment with a variety of local eateries, independent shops and pubs as well as excellent transport links to Brighton City Centre and convenient access to the A23 & A27 road networks. Brighton and Preston Park Mainline Railway Stations provides regular services to Gatwick Airport and London.

Accommodation offers; Family room leading on to a modern fitted kitchen, living room/fourth bedroom, ground floor shower room, three further bedrooms on the first floor and a family bathroom. Other benefits include; large landscaped rear garden, additional loft room and off street parking

Robert Luff & Co
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## Accommodation

Driveway

Entrance Hall

Living Room / Fourth Bedroom 12'6" x 11'10" (3.82 x 3.63)

Family Room 13'10" x 12'9" (4.23 x 3.89)

Kitchen / Diner 21'9" x 17'6" (6.64 x 5.35)

Shower Room

Stairs Leading To First Floor

Bedroom One 12'2" x 10'11" (3.73 x 3.35)

Bedroom Two 12'5" x 10'11" (3.79 x 3.35)

Bedroom Three 9'0" x 7'2" (2.75 x 2.20)

Family Bathroom

Loft Room 18'6" x 17'11" (5.65 x 5.48)

Agents Notes
EPC Rating: D
Council Tax Band: D













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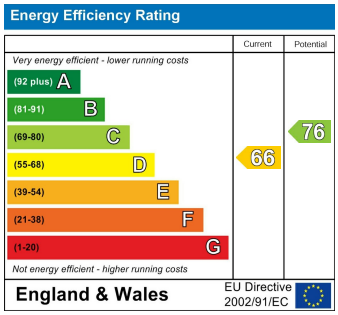


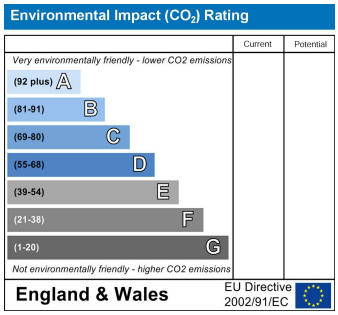
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# Floorplan




Total area: approx. 155.8 sq. metres (1677.5 sq. feet)




The information provided about this property does not constitute or form any part of an offer or contract, nor may it be regarded as representations. All interested parties must verify accuracy and your solicitor must verify tenure/lease information, fixtures and fittings and, where the property has been extended/converted, planning/building regulation consents. All dimensions are approximate and quoted for guidance only as are floor plans which are not to scale and their accuracy cannot be confirmed. References to appliances and/or services does not imply that they are necessarily in working order or fit for the purpose.

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