

156 Carden Avenue, Patcham, Brighton, BN1 8NH

Spencer  
& Leigh



156 Carden Avenue, Patcham  
Brighton, BN1 8NH

Offers In Excess Of £550,000 - Freehold

- Attractive detached house on large corner plot
- Three good size bedrooms
- Through lounge dining room with feature bay windows
- Modern fitted kitchen with integrated appliances
- Ground floor shower room
- Ground floor bedroom overlooking rear garden
- Two first floor double bedrooms
- Modern family bathroom/WC
- Private driveway with parking for two cars & garage
- Wrap around private gardens, viewing recommended

Set back from the road on a large corner plot is this attractive detached house with private parking and a garage. Corner Cottage is superbly presented and simply ready for the new owners to just move in. Roof mounted solar panels and an electric vehicle charging point add to the appeal. Inside this delightful home is a spacious dual aspect through lounge dining room ideal for entertaining with plenty of room for sofa's and a dining table and chairs. The kitchen is equipped with modern fitted units, stone work tops and built in appliances. Also on the ground floor is a delightful bedroom which overlooks the rear garden and a separate tiled shower room with white sanitary ware. On the first floor there are two double bedrooms with the main room having a range of built in wardrobes. The family bathroom is modern with white sanitary ware and brick bond style tiling. Other features worthy of a mention include modern leaded light double glazing, gas central heating with old school style radiators to some rooms and a log burner in the lounge. Outside the gated private driveway provides parking for two family cars with access to the garage and EV charge point. The garden wraps around the property with mature conifer hedging creating private spaces to entertain. Viewing highly recommended, Exclusive to Spencer & Leigh.



Carden Avenue is ideally situated within walking distance of local schools and easy access to the South Downs. There is a regular bus service to the city and network links to London. Local shopping facilities are on the doorstep with a wider selection of shops such as M & S Food and Asda Superstore also nearby.



Entrance Hallway  
 Living Room  
 16' x 14'5  
 Dining Room  
 11'5 x 10'2  
 Kitchen  
 19'0 x 12'1  
 G/f Shower Room  
 Bedroom  
 11'5 x 7'2  
 Lobby  
 Stairs rising to First Floor  
 Bedroom  
 16'8 x 12'5  
 Bedroom  
 11'9 x 9'6  
 Bathroom  
 OUTSIDE  
 Front Garden  
 Rear Garden  
 Gated Private Driveway with EV Charging  
 Summer House  
 8'10 x 5'10  
 Garage  
 19'4 x 8'10

Property Information  
 Council Tax Band E: £3001.52 2025/2026  
 Utilities: Mains Gas and Electric. Solar Panels Mains water and sewerage  
 Parking: Gated Private Driveway, EV Charging Point, Garage and Unrestricted on-street parking  
 Broadband: Standard 8 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:- E

### Energy Efficiency Rating

|   | Current                    | Potential |
|---|----------------------------|-----------|
| Very energy efficient - lower running costs |                            |           |
| (92 plus) <b>A</b>                          |                            |           |
| (81-91) <b>B</b>                            |                            |           |
| (69-80) <b>C</b>                            | 76                         | 77        |
| (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<br>2002/91/EC |           |

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# Carden Avenue



Approximate Gross Internal Area (Excluding Garage & Summer House) = 102.41 sq m / 1102.33 sq ft  
Illustration for identification purposes only, measurements are approximate, not to scale.