

**Spencer  
& Leigh**



**42 Carden Hill, Hollingbury, Brighton, BN1 8AB**

## 42 Carden Hill, Hollingbury, Brighton, BN1 8AB

Guide Price £425,000 - £450,000 Freehold

- Semi detached family home
- Three bedrooms and an additional office/reception room
- Well presented throughout
- Good size garden to front, side and rear
- Potential to extend STNC
- Air conditioning to two bedrooms and a clean air filter system throughout
- Popular residential location
- Close to local amenities
- Near schools and parks
- Viewing recommended

GUIDE PRICE £425,000 to £450,000

Being one of a pair of larger semi detached homes in an elevated position this delightful three-bedroom house presents an excellent opportunity for families and individuals alike. The property is well presented throughout, showcasing a blend of modern comforts and traditional appeal. The versatile layout has the added benefit of an additional ground floor reception room that is currently being used as an office but could double as an extra bedroom or dining room, if required.

As you step inside, you will be greeted by spacious living areas that are perfect for both relaxation and entertaining. The well-appointed kitchen offers functionality and style, making it a joy to prepare meals. Each of the three bedrooms is generously sized, with the added benefit of air conditioning in two of them, ensuring a comfortable environment during the warmer months. Further benefits include a clean air filtration system.

One of the standout features of this property is the good-sized garden, which provides a wonderful outdoor space for children to play, for gardening enthusiasts, or simply for enjoying the fresh air. The potential to extend the property offers exciting possibilities for those looking to create their dream home, whether that be adding extra living space or enhancing the existing layout.

Located in a desirable neighbourhood, this house is conveniently situated close to local amenities, schools, and transport links, making it an ideal choice for those seeking a vibrant community atmosphere.

In summary, this well-presented home on Carden Hill is a rare find, combining comfort, space, and potential in one of Brighton's sought-after locations. Do not miss the chance to make this lovely property your own.



Carden Hill is ideally situated for access to a whole host of amenities including the South Downs with walks to the Chattri, Hollingbury Golf Course, local shops, a health centre and a regular bus service to and from the city centre. There are added benefits with the nearby stores such as M & S Food, Argos and Asda.



Entrance Hallway

Living Room  
12'11 x 12'2

Dining Room/Office/Bedroom 4  
10'5 x 10'

Kitchen  
13'8 x 8'7

Stairs rising to

First Floor Landing

Bedroom  
12'2 x 11'5

Bedroom  
11'9 x 11'2

Bedroom  
10'4 x 7'10

Family Bathroom

OUTSIDE

Front Garden

Rear & Side Garden

Property Information

Council Tax Band C: £2,292.84 2026/2027

Utilities: Mains Gas and Electric. Mains water and sewerage

Parking: Unrestricted on street parking

Broadband: Standard 9 Mbps, Superfast 172 Mbps and Ultrafast

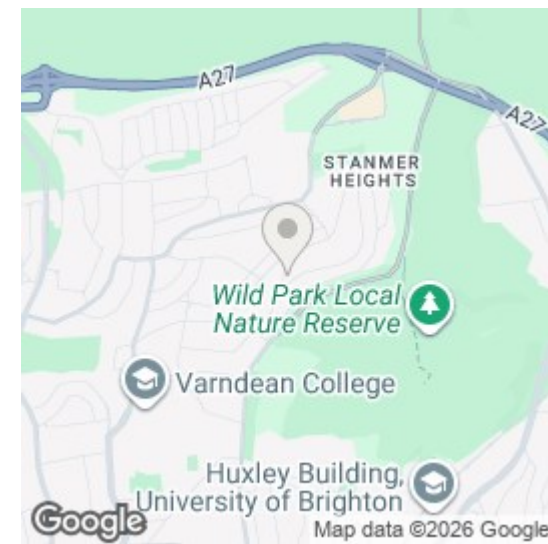
1800 Mbps available (OFCOM checker)

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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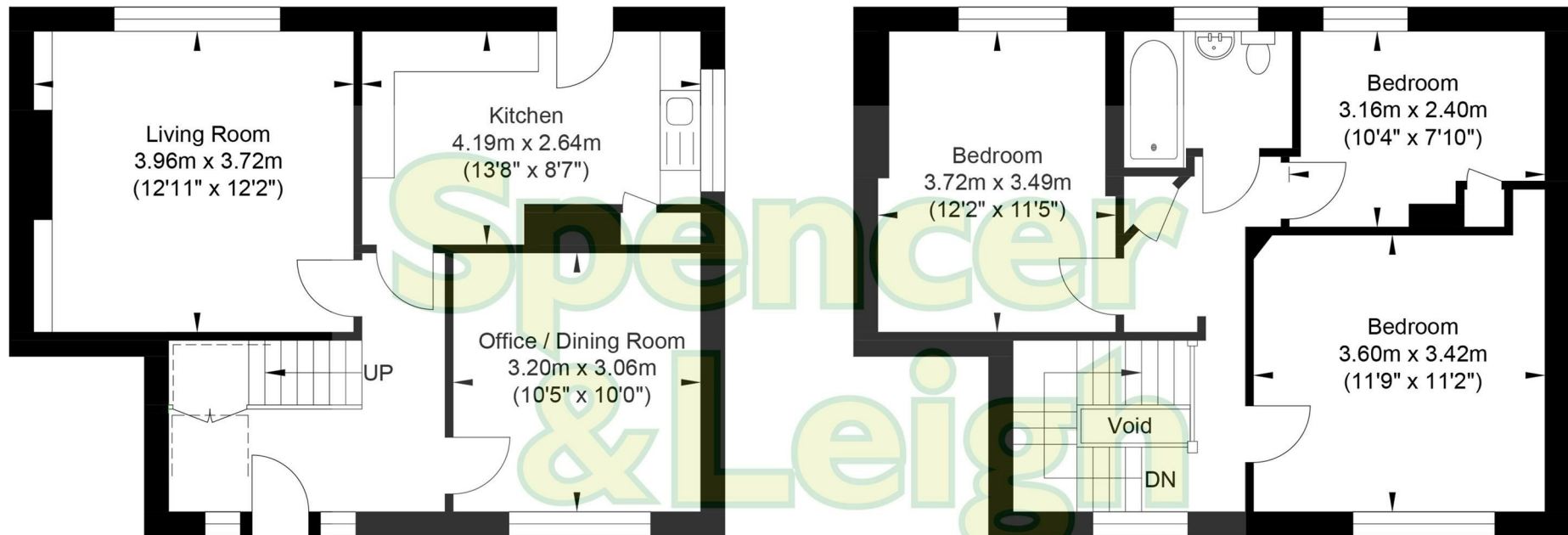
Council:- BHCC  
Council Tax Band:- C

### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		79
(55-68) <b>D</b>	66	
(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	

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# Carden Hill



SALES & LETTINGS

First Floor  
Approximate Floor Area  
487.60 sq ft  
(45.30 sq m)



First Floor  
Approximate Floor Area  
487.60 sq ft  
(45.30 sq m)

Approximate Gross Internal Area = 90.6 sq m / 975.2 sq ft  
Illustration for identification purposes only, measurements are approximate, not to scale.