



Carden Avenue, Brighton

Guide Price
£550,000
Freehold

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

GUIDE PRICE: £550,000 - £575,000

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

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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

28 Blatchington Road, Hove, East Sussex, BN3 3YD

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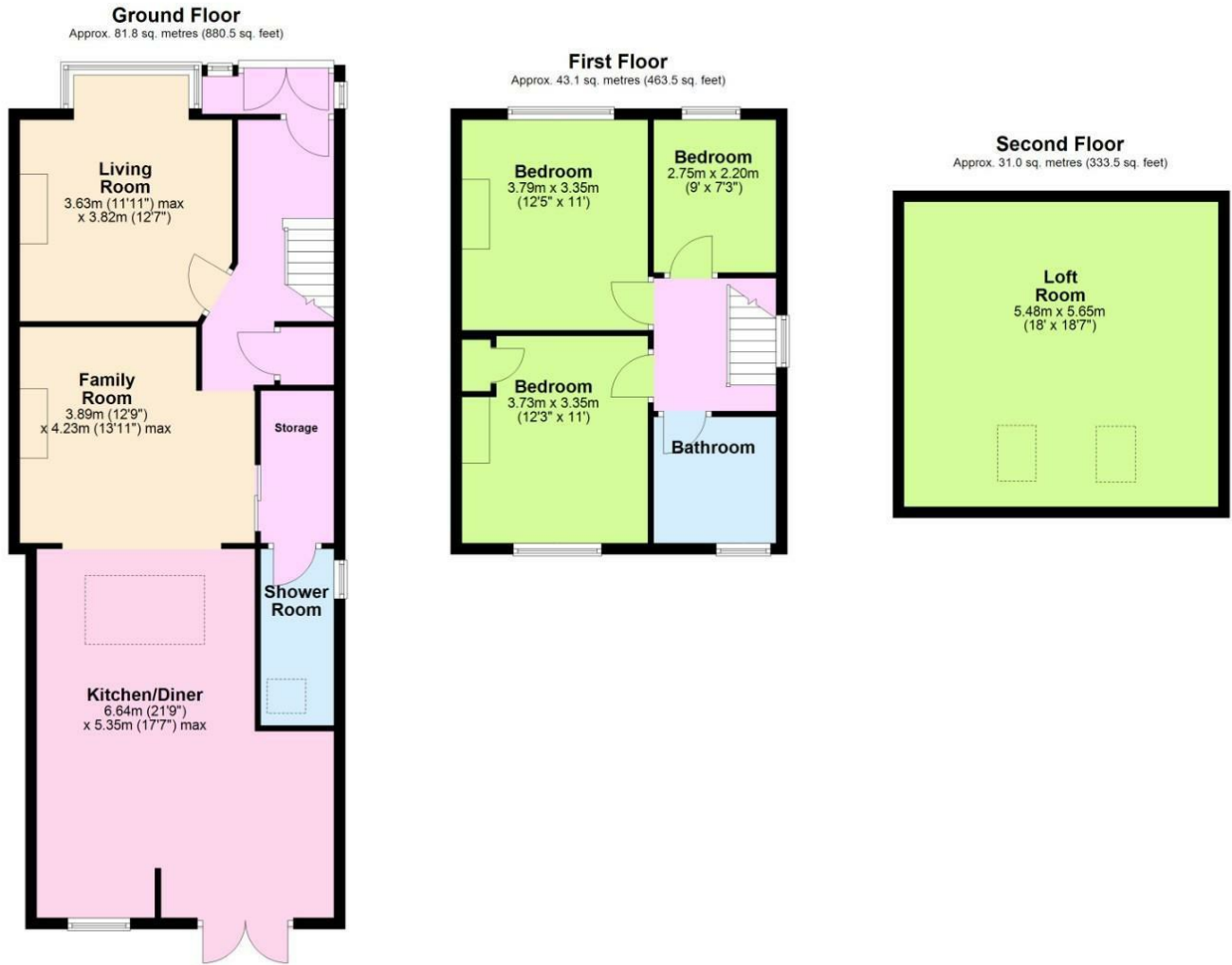


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Floorplan



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

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

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

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.