



Spencer
& Leigh

6 Carden Crescent, Patcham, Brighton, BN1 8TQ

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

- Semi-detached family home
- Extended for extra space
- Two double bedrooms
- Ground floor W/C plus utility room
- First floor family bathroom
- Well-presented throughout
- South-facing garden
- Driveway for parking
- Popular Residential Location
- Viewing recommended

GUIDE PRICE £425,000 - £450,000

This delightful semi-detached family home offers a perfect blend of comfort and modern living. The property has been thoughtfully extended, providing ample space for family life. Upon entering, you are greeted by two inviting reception rooms, ideal for both relaxation and entertaining guests.

The house boasts two generously sized double bedrooms, ensuring plenty of room for rest and privacy. Whilst the second reception at the ground floor level is currently being utilised as an additional ground floor bedroom. The ground floor features a convenient WC, while the first floor is home to a well-appointed family bathroom, catering to all your needs.

One of the standout features of this property is its south-facing garden, which bathes in sunlight throughout the day, making it a perfect spot for outdoor gatherings or simply enjoying a quiet moment in nature. The drive provides off-street parking, adding to the convenience of this lovely home.

On the side, you have the added benefit of a walk-in workshop providing access to the front and rear of the property.

Well presented throughout, this property is ready for you to move in and make it your own. With its desirable location and thoughtful layout, this home is an excellent opportunity for families or anyone seeking a comfortable living space in Brighton. With no onward chain don't miss the chance to view this wonderful property.



Carden Crescent is a sought after area as it is ideally situated for all amenities including local shops as well as some larger stores such as M & S food, Matalan, Pets at Home and Asda stores. There are what are considered to be good schools and colleges nearby as well as a selection of cafes and restaurants. All local travel networks are within easy reach including buses in and out of the city as well as railway links to London and along the coast.



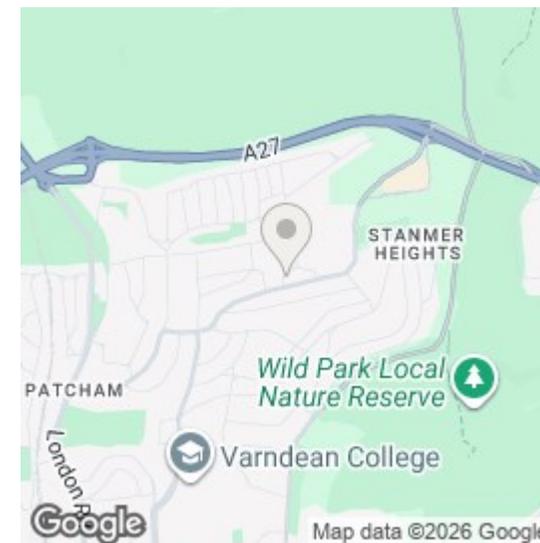
Entrance
 Entrance Hallway
 Living/Dining Room
 14'5 x 10'9
 Kitchen
 14'5 x 10'9
 G/f W/C & Utility Room
 G/f Bedroom
 14'5 x 10'9
 Workshop
 14'5 x 10'9
 Stairs rising to First Floor
 Bedroom
 14'5 x 10'9
 Bedroom
 14'5 x 10'9
 Family Bathroom
 OUTSIDE
 Rear Garden

Property Information
 Council Tax Band C: £2,182.92 2025/2026
 Utilities: Mains Gas and Electric. Mains water and sewerage
 Parking: Driveway and un-restricted on street parking
 Broadband: Standard 7 Mbps, Superfast 115 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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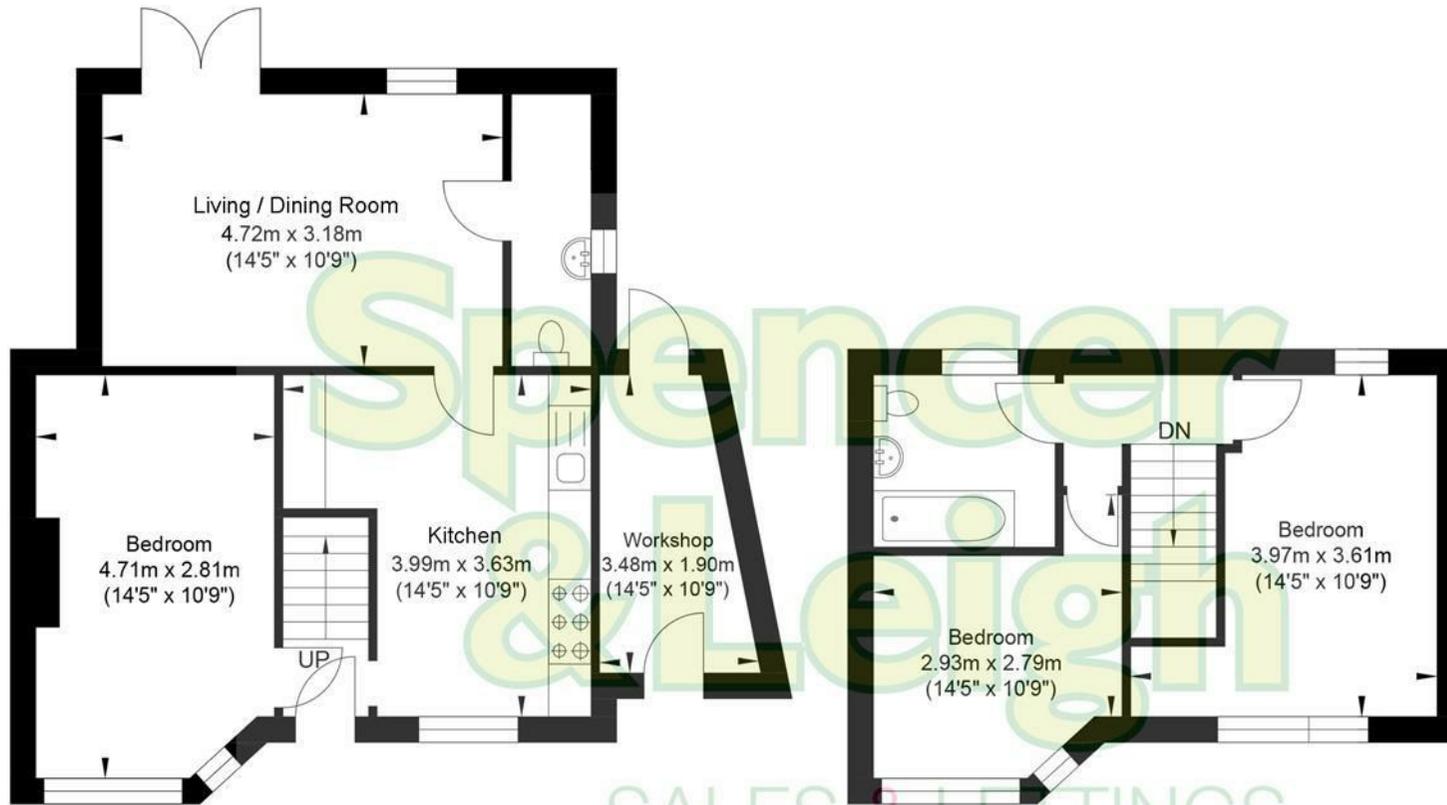
Council:- BHCC
 Council Tax Band:- C

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	68	78
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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Carden Crescent



Ground Floor
Approximate Floor Area
563.16 sq ft
(52.32 sq m)

First Floor
Approximate Floor Area
302.35 sq ft
(28.09 sq m)



Approximate Gross Internal Area (Including Workshop) = 80.41 sq m / 865.51 sq ft
Illustration for identification purposes only, measurements are approximate, not to scale.