

Spencer
& Leigh



340 Carden Avenue, Patcham, Brighton, BN1 8LJ

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O.I.R.O £425,000 - Freehold

- Semi detached family home
- Three bedrooms
- 20' Kitchen/breakfast room
- G/f utility room and Cloakroom/WC
- Further to potential to extend, with planning granted BH2024/01944
- South facing rear garden
- Convenient location with good access to shops and road networks
- No onward chain
- Potential to improve
- Viewing highly recommended

This semi-detached house presents an excellent opportunity for those seeking a family home with potential for improvement. Spanning an impressive 963 square feet, the property boasts three well-proportioned bedrooms, making it ideal for families or those looking for extra space.

Upon entering, you will find two inviting reception rooms that offer versatility for both relaxation and entertaining. The layout is complemented by a utility room featuring a convenient WC, enhancing the practicality of the home. The south-facing rear garden is a delightful feature, providing a sunny outdoor space that is perfect for enjoying the warmer months or cultivating your own garden oasis. Set back from the road, the property enjoys a sense of privacy, whilst remaining convenient with easy access to nearby shops.

One of the standout aspects of this home is its potential for further enhancement. There is the possibility to extend, with full planning permission granted for a side and rear extension. The details can be found under the following planning number BH2024/01944. You can truly make this property your own and tailor it to your specific needs. Additionally, the absence of a chain ensures a smooth and efficient purchasing process.

This property is not just a house; it is a canvas awaiting your personal touch. Whether you are a first-time buyer, a growing family, or an investor, this home on Carden Avenue offers a wonderful opportunity to create a space that reflects your lifestyle in the vibrant city of Brighton.



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, Pets at Home, Matalan, Argos, Dunelm and Asda Superstore also nearby.



Entrance

Entrance Hallway

Living Room
14'5 x 13'2

Kitchen
20'8 x 10'8

Utility Room
8'8 x 7'7

G/f Cloakroom/WC
4'3 x 2'6

Stairs rising First Floor

Bedroom
14'4 x 13'2

Bedroom
14'4 x 10'8

Bedroom
9'2 x 7'4

Family Bathroom
7' x 5'10

OUTSIDE

Rear Garden

Property Information
Council Tax Band C: £2,292.84 2026/2027
Utilities: Mains Gas and Electric. Mains water and sewerage
Parking: Un-restricted on-street parking
Broadband: Standard 5 Mbps, Superfast 48 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		85
(81-91) B		
(69-80) C	69	
(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



Carden Avenue



Ground Floor
Approximate Floor Area
515.81 sq ft
(47.92 sq m)

First Floor
Approximate Floor Area
447.56 sq ft
(41.58 sq m)

Approximate Gross Internal Area = 89.50 sq m / 963.37 sq ft
Illustration for identification purposes only, measurements are approximate, not to scale.