



137, Carden Hill, Brighton, BN1 8DA

Spencer
& Leigh

137, Carden Hill,
Brighton, BN1 8DA

£1,950 PCM -

- Detached family home
- Well presented throughout
- Three/Four bedrooms
- Pleasant lounge with easterly aspect
- Contemporary kitchen & bathroom
- Enclosed rear garden
- Private driveway & garage
- Beautiful panoramic views
- Available October end, unfurnished
- Internal viewing highly recommended

This spacious detached house is well presented throughout and is available to let from the end of October on an unfurnished basis. The versatile accommodation could be utilised as having either three or four bedrooms as the large family room which is open plan to the modern high gloss kitchen could easily become the lounge. The contemporary fitted bathroom along with the current three bedrooms are situated on the first floor and it is from here you can enjoy the beautiful panoramic views towards The South Downs. The secluded rear garden is mainly laid to lawn and there is the added benefit of a private driveway and garage. Benefiting from a gas fired heating system along with double glazed windows. Local schools and utilities are within walking distance from this popular residential location. Internal viewing is highly recommended. COUNCIL TAX - BAND C.



Carden Hill is ideally situated for access to a whole host of amenities including 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, Next, Argos and Asda.



Entrance Hall
16'4 x 8'7

Lounge
13'2 x 12'8

Kitchen/Diner
29'2 x 12'6

Cloak Room

Garage

Stairs rising to first floor

Landing

Bedroom 1
13'2 x 12'8

Bedroom 2
12'8 x 11'1

Bedroom 3
9'3 x 8'7

Bathroom
9'5 x 8'7

Rear Garden

Property Information
Council Tax Band C: £2,292.84 2026/2027
Utilities: Mains Gas, Mains Electric, Mains water and sewerage
Parking: Private off street parking and garage
Broadband: Standard 4 Mbps, Superfast 86 Mbps and Ultrafast 1800 Mbps
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.

t: 01273 565566

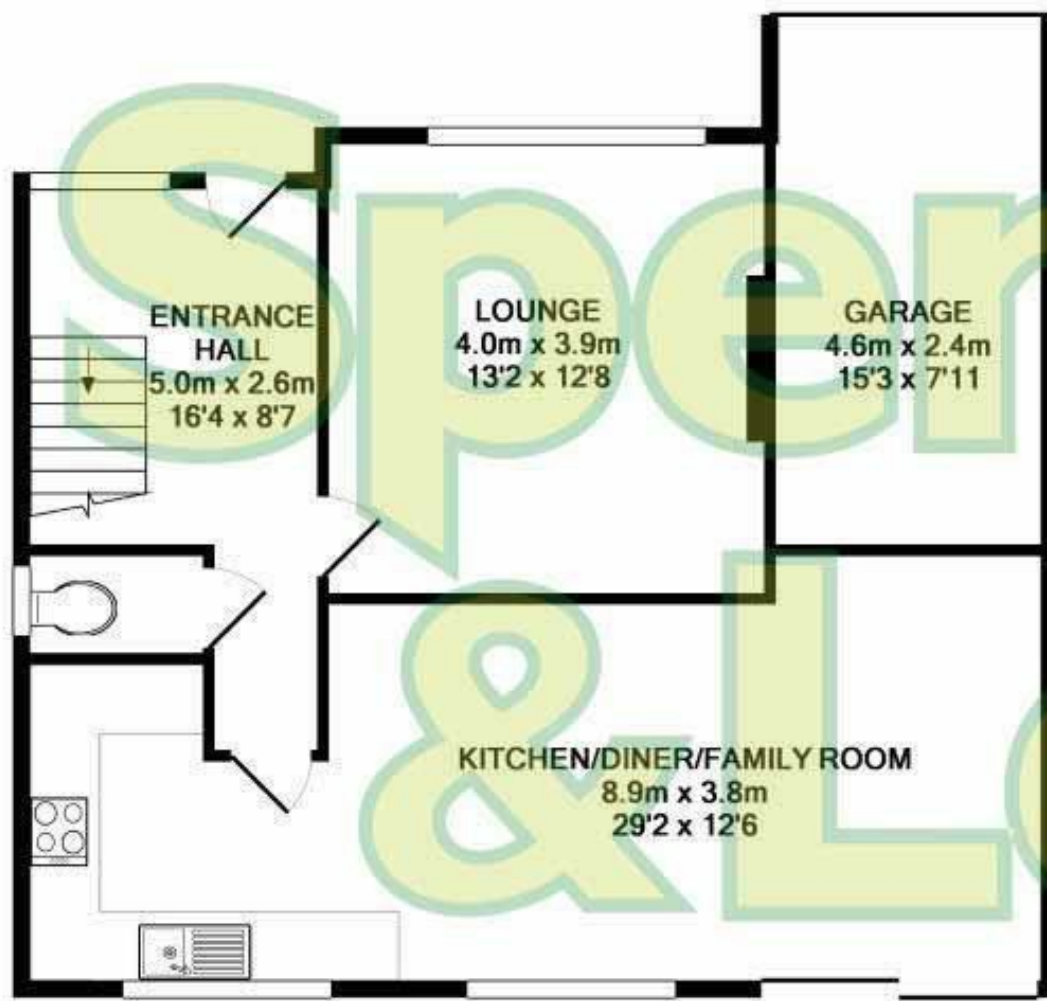
w: www.spencerandleigh.co.uk



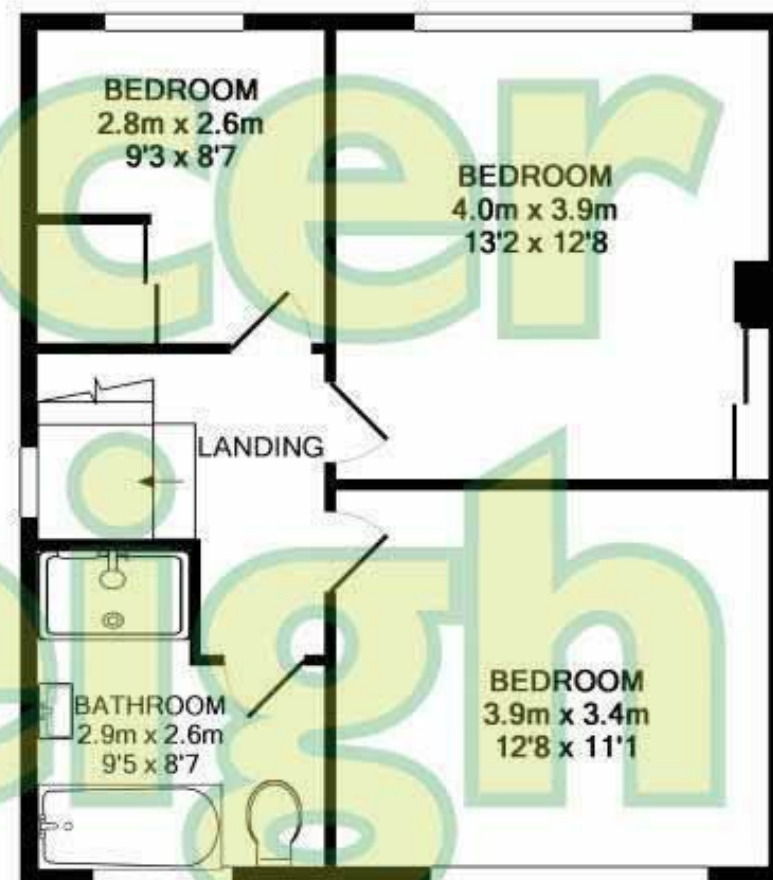
Council:- Brighton & Hove
Council Tax Band:- C

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		82
(69-80) C	71	
(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





GROUND FLOOR
APPROX. FLOOR
AREA 67.0 SQ.M.
(721 SQ.FT.)



1ST FLOOR
APPROX. FLOOR
AREA 47.7 SQ.M.
(513 SQ.FT.)

TOTAL APPROX. FLOOR AREA 114.7 SQ.M. (1235 SQ.FT.)

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