



Carden Avenue, Brighton, BN1 8NA



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- Substantial Detached House
- Sought After Location
- Carriage Driveway & Garage
- Beautiful Rear Garden 120' x 68' Max
- Two Useful Out Buildings
- Amazing Potential
- No Onward Chain
- 2318 Sqft / 215.4 Sqm

The Property

The well proportioned accommodation is arranged over two floors and comprises on the ground floor; entrance hall with cloakroom, living room leading onto a sun room, dining room and modern fitted kitchen leading onto a utility. On the first floor is a landing, three double bedrooms, an office, family bathroom and a shower room.

Outside to the front of the house is a carriage driveway providing ample off road parking and leading to a garage with electrically operated door.

To the rear of the house is a beautiful garden extending to almost 120' in length. There are lawn areas, mature trees and shrubs, a patio with a hot tub and two very useful outbuildings, both with double glazing and ensuite facilities.







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An attractive and substantial detached 1930s house with an amazing garden and loads of potential, located in a sought-after position just to the north of Withdean Park.

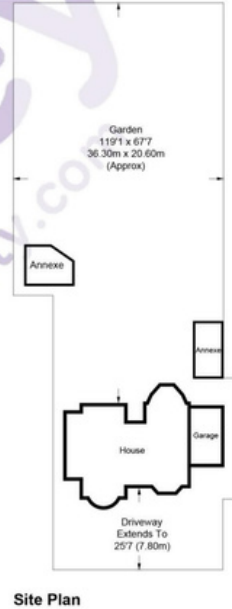
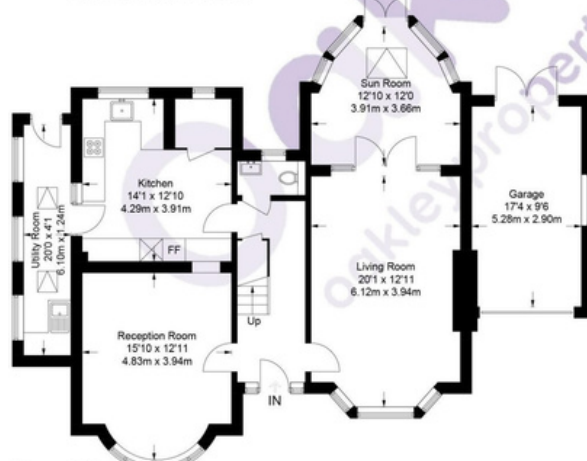
The Location

Located in the popular Patcham area of Brighton, an excellent spot for families and commuters, offering a friendly environment with a variety of local eateries, independent shops and pubs.

The property is conveniently located for Preston Park mainline station (1 mile) with its regular London commuter service, the Withdean Sports Complex (0.5 miles), Withdean Park (0.1 miles), and Golf Courses including; The Dyke (4.2 miles), Pyecombe (3.2 miles) and Singing Hills (6.0 miles). Several local schools have been awarded 'Good' ratings, including Carden Primary School (1.4 miles), St Bernadette's Primary School (0.9 miles), Patcham High School (0.9 miles) and Dorothy Stringer High School (1.3 miles).

The location offers good transport links being accessible for the A23 and A27 and local bus services towards Brighton City Centre and the Seafront.

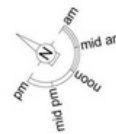




Approximate Gross Internal Area = 1819 sq ft / 169 sq m
 Outbuildings / Garage = 457 sq ft / 42.5 sq m
 Total = 2276 sq ft / 211.5 sq m
 (Excluding Limited Use Area)

Approximate Gross Internal Area = 1861 sq ft / 172.9 sq m
 Outbuildings / Garage = 457 sq ft / 42.5 sq m
 Total = 2318 sq ft / 215.4 sq m
 (Including Limited Use Area)

Illustration for identification purposes only,
 measurements are approximate, not to scale. © Oakley Property 2023



Energy Performance Certificate

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	71 C	79 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Agents Notes
 Tenure Freehold
 Council Tax Band F



Oakley

Your Sussex Property Expert

Brighton & Hove Office
 01273 688 881
 3-6 North Road, Brighton BN1 1YA
www.oakleyproperty.com
brighton@oakleyproperty.com

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