

FREEHOLD BUILDING WITH P/P FOR 2 RESIDENTIAL UNITS

0.114 acres (4,952 sq.ft / 460.1 sq.m)



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Your Sussex Property Expert



140 Carden Avenue, Brighton, BN1 8NH

- Planning approved to demolish existing house and build 2 x 2 bedroom flats
- Potential to increase the number of flats (STNC)
- Existing property is a 3 / 4 bedroom detached house with garden and off-road parking
- Vacant possession
- Popular Residential Brighton district

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LOCATION

Carden Avenue is situated in the heart of Patcham and close to the South Downs and several local schools including Carden Primary (0.7 miles), Patcham High (0.4 miles) and Patcham Infants (0.3 miles). There are local shops in Carden Avenue and further shopping facilities in Hollingbury including an ASDA superstore (1.2 miles). There is convenient access to the A27 bypass and the A23 to Gatwick and London and there are local bus services to Brighton city centre within easy reach.

DESCRIPTION

An existing detached house on a corner plot that briefly consists of an entrance hall leading to a dual aspect lounge, a kitchen with potential utility room adjacent, a dining room/bedroom four with access to the conservatory. There are three further bedrooms and a family bathroom. The property benefits from gardens to three sides of the property, off road parking for two/three cars and a good sized garage.

The house is in need of modernisation and refurbishment throughout and is considered suitable for extension subject to any necessary consents.

Planning consent has been granted to demolish the house and erect a two storey building with attic room, to provide 2 x two bedroom flats. BH2022/03651

There is the potential to increase the number of flats (subject to necessary planning consents).

TENURE

Freehold with vacant possession.

PRICE

Offers in the region of £500,000.

EPC

The current property is rated F, but has the potential to be improved to enable letting, if desired.

AGENT'S NOTES

Further information is available by contacting:



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Please Note: These details have been produced in good faith and are believed to be accurate based upon the information supplied but they are not intended to form part of a contract. You are strongly advised to check the availability of the property before travelling any distance to view. All statements contained in these particulars as to this property are made without responsibility on the part of Oakley or the vendors or lessors. None of the statements contained in these particulars as to this property are to be relied on as statements or representations of fact. Any intending purchasers must satisfy themselves by inspection or otherwise as to the correctness of each of the statements contained in these particulars. The vendors do not make or give and neither Oakley nor any person in their employment has any authority to make or give any representation or warranty whatsoever in relation to this property.



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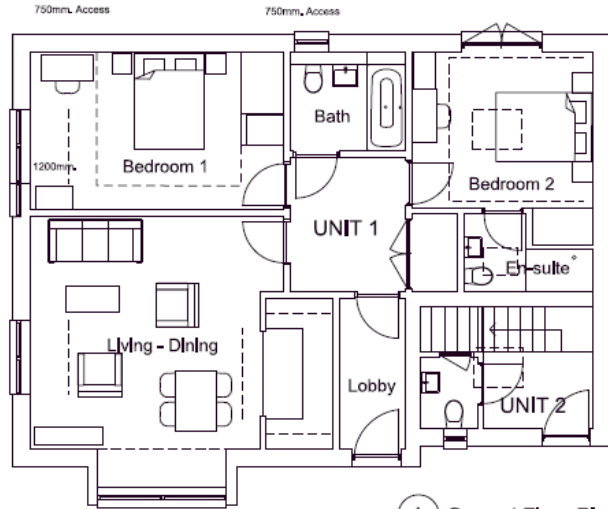
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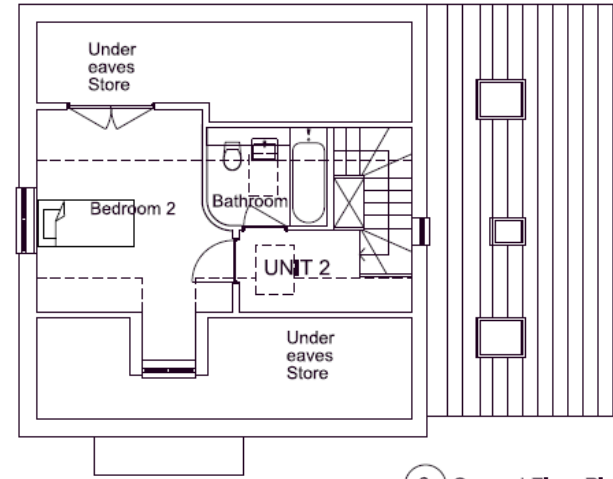


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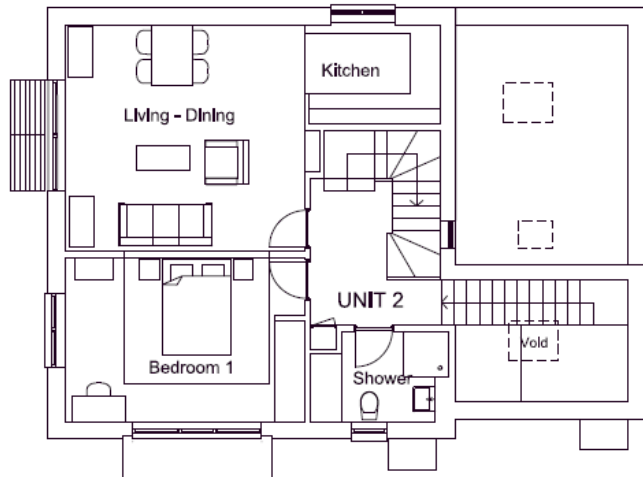
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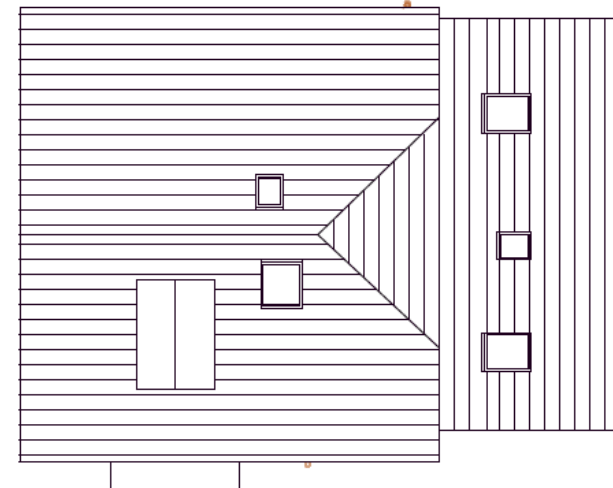
① Ground Floor Plan



③ Second Floor Plan



② First Floor Plan



④ Roof Plan

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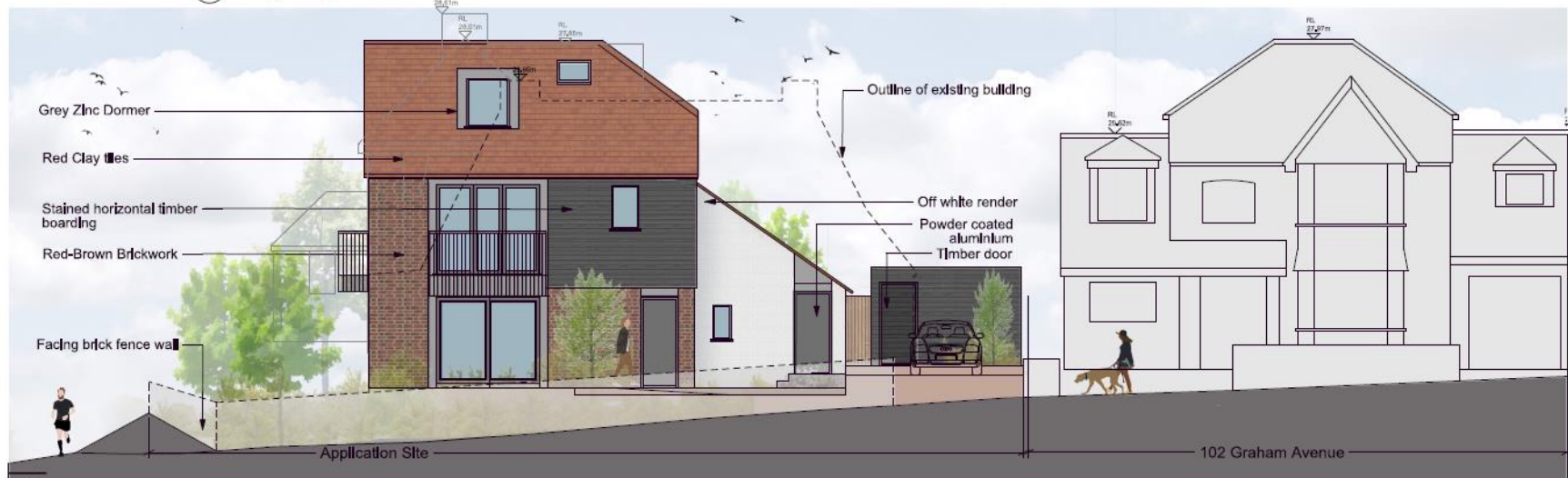


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1 Rear, (South) Elevation



2 Graham Avenue Elevation

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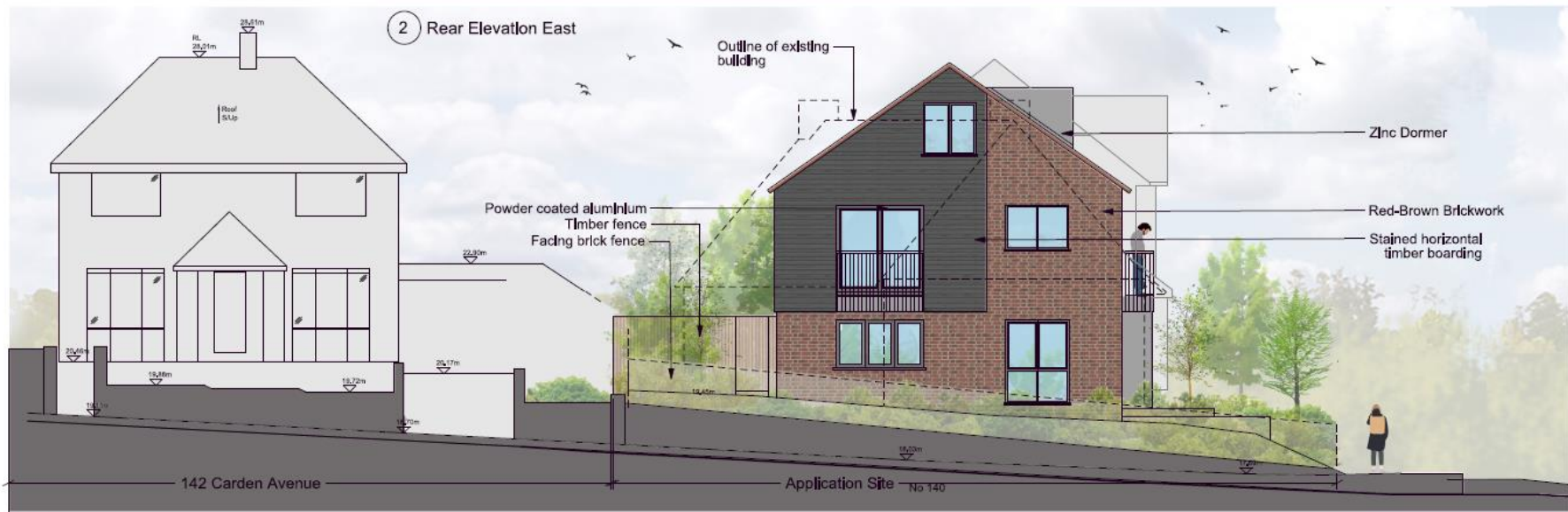
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1 Store North Elevation



3 Carden Avenue Elevation

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