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Carden Avenue
Brighton

Guide Price £1,000,000



Well-situated in the Patcham area, a short distance from the beautiful South Downs and central Brighton easily accessible; a unique and substantially-sized FOUR BEDROOM DETACHED FAMILY HOME with a wonderful WRAP-AROUND GARDEN, a separate GARAGE, DRIVEWAY and POWERED OUTBUILDING.

A rare opportunity to purchase one of Patcham's most impressive family homes. Set within over a quarter of an acre of beautifully maintained wrap around gardens, this detached four bedroom property offers peace, privacy and plenty of potential.

Set across two floors, the property is filled with character and original features. A spacious entrance hallway leads to a large lounge with charming leaded windows and a feature fireplace, creating a welcoming focal point for family life. Adjoining the lounge, a generous sun room overlooks the gardens, providing a bright and relaxing space throughout the seasons.

The ground floor also includes a separate dining room, ideal for entertaining, along with a well-proportioned kitchen and a handy utility room. A ground floor cloakroom completes the layout. While the property would benefit from modernisation, the flexible accommodation provides a fantastic opportunity to adapt and update the home to suit your lifestyle.





Upstairs, there are four well-proportioned double bedrooms, each featuring built-in wardrobes or cupboards. A spacious family bathroom completes the first floor, offering potential for redesign into a modern suite. Outside, the gardens are a true highlight. With mature planting, extensive lawns and a sun-drenched patio, the grounds wrap around the house to create a wonderful setting for outdoor living. The property also benefits from a large garage, an additional outbuilding, and ample driveway parking.

This outstanding property presents an exceptional opportunity to create your perfect family home in one of Patcham's most desirable locations.

In the Local Area

Situated in the sought after Patcham area of Brighton, this house is conveniently located for easy access to both Brighton and Preston Park mainline stations. Conveniently located bus stops on Carden Avenue and in Patcham Village provide routes across the city and to outlying areas.

Nearby Patcham Village, Preston Drove, and London Road offer a large variety of shops, bars and restaurants while closer to home there are more amenities on Carden Avenue and Ladies Mile Road including M&S and Next stores along with an Asda superstore for the family shop.





With plenty of nearby green open spaces to choose from, Withdean Park and Preston Park are both within easy reach. For those who like to practise their swing Hollingbury Golf Course is nearby and the breathtaking vistas of the South Downs are within easy reach.

Local schools include the ever popular Wishing Tree Nursery, Patcham Infant School and Nursery Class, Balfour Primary School and Dorothy Stringer, along with Patcham High School, Varndean School, Downs View Link College and Varndean College.

Additional Information

This detached house is not currently located within a controlled parking zone and is in Council Tax band G, which was charged at £4,092.98 for 2025/26.

EPC rating – E

Council Tax – G

Broadband & Mobile Phone Coverage – Prospective buyers should check the Ofcom Checker website

Planning Permissions – Please check the local authority website for any planning permissions that may affect this property or properties close by.

Parking – Not currently a controlled parking zone, and the property benefits from a sizable private driveway and a garage providing substantial off-street parking.

This information has been provided by the seller. Please obtain verification via your legal representative.









Total Area: 192.1 m² ... 2068 ft² (Including Garage & Outbuilding)
 Total Floor Area: 173.6m²... 1869 ft²(Excluding Garage & Outbuilding)

All measurements are approximate and for display purposes only.



Sawyer & Co

52 Church Road, Hove – BN3 2FN

01273 778844 • enquiries@sawyerandco.co.uk • www.sawyerandco.co.uk/

We wish to inform prospective tenants that we have prepared these lettings particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes are approximate.