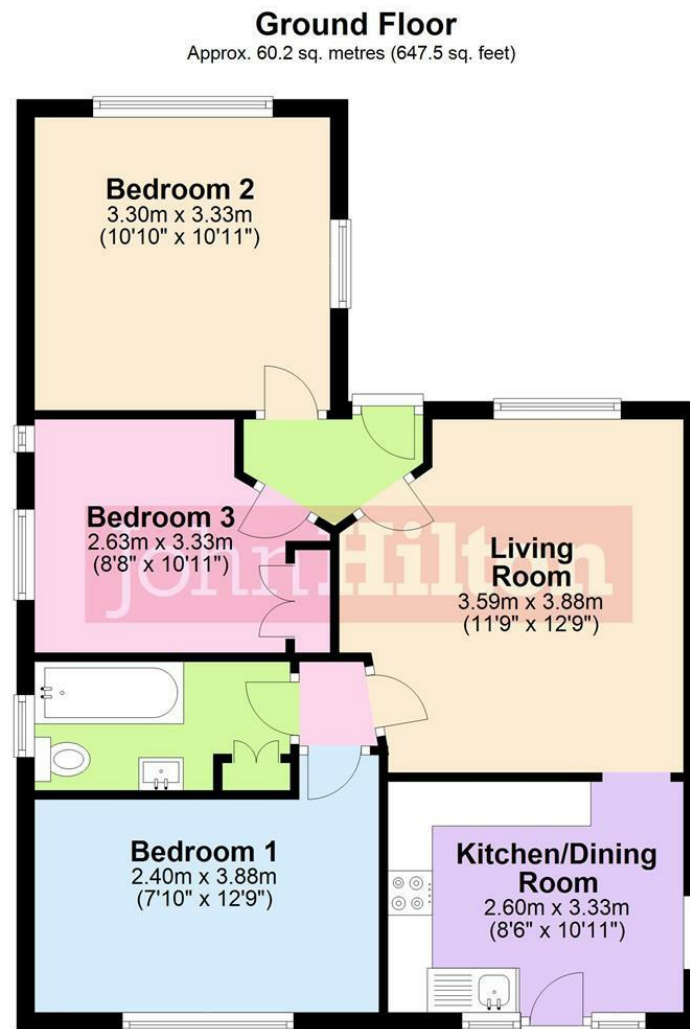


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Est 1972



Total area: approx. 60.2 sq. metres (647.5 sq. feet)

Total Area Approx 647.50 sq ft



5 Carden Crescent, Brighton, BN1 8TQ

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JohnHilton 5 Carden Crescent, Brighton, BN1 8TQ

A 3 bedroom semi detached bungalow with sizeable front and rear gardens and comes with off street parking. Requires general updating and has further potential to extend both at the rear and also into the loft (subject to the usual consents). Situated in a popular residential area close to local shops, schools and frequent buses into the city centre. Within close proximity to retail parks, Asda superstore and easy access to the A27 and A23. Ideal for those looking for a blank canvas to make their own. No onward chain.

Front Garden

Mature, mostly lawned with various shrubs and small trees. Hedged and fenced boundaries, footpath leading to front door.

Entrance Hall

Fitted cupboard.

Lounge

3.88m x 3.59m (12'8" x 11'9")

Gas flame effect fire, archway to Kitchen/Dining room.

Kitchen/Dining Room

3.33m x 2.60m (10'11" x 8'6")

Range of units at eye and base level, worktops with tiled splashbacks. "Neff" induction hob and fitted oven, stainless steel sink with mixer tap and drainer, spaces for appliances. Wall mounted "Glow-Worm" boiler, space for dining table, door to rear garden.

Inner Hallway

Entrance to loft space.

Bedroom 1

3.88m x 2.40m (12'8" x 7'10")

Window to rear, full width mirrored wardrobes.

Bedroom 2

3.33m x 3.30m (10'11" x 10'9")

Dual aspect with windows to front and side, tiled fireplace, recessed fitted cupboard.

Bedroom 3

3.33m x 2.63m (10'11" x 8'7")

Currently used as a utility room. Side window.

Rear Garden

With a westerly aspect. Generously sized (needs taming) timber shed with work bench.

Off Road Parking

Hardstand at the front.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	41	70
England & Wales EU Directive 2002/91/EC		
Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
	36	62
England & Wales EU Directive 2002/91/EC		

- 3 Bedroom Bungalow
- Semi Detached
- Sizeable Front and Rear Gardens
- Off Street Parking
- Requires Updating
- Potential to Extend (Subject to Consents)
- Popular Residential Area
- Close to Local Schools
- Easy Access to A27 and A23
- No Onward Chain