

Spencer
& Leigh



101 Carden Avenue, Patcham, Brighton, BN1 8NF

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Price £325,000 - Freehold

- Spacious terraced home
- Requires modernisation
- Three well proportioned bedrooms
- Family bathroom with four piece suite and G/f Cloakroom/WC
- 17' Living/dining room overlooking the rear garden
- Patio rear garden with a westerly aspect and gated access
- No onward chain
- 14' Kitchen/breakfast room
- Excellent location with easy access to Patcham Village and road networks
- Internal inspection highly recommended

This spacious home, while in need of modernisation, is ideally located with easy access to local road networks and Patcham Old Village.

The accommodation includes a generous entrance hall that leads into a 14-foot kitchen, which then opens up to a 17-foot sitting/dining room overlooking the rear patio. On the ground floor, there is also a cloakroom/WC for convenience.

Stairs lead to the first floor, featuring three good-sized bedrooms and a family bathroom. This property is being sold with no onward chain, making the purchasing process smoother for the new owners.

Outside, there is private hardstanding parking for two vehicles at the front. At the rear, you will find a low-maintenance westerly-facing patio garden with gated access.

We highly recommend an internal viewing to fully appreciate this home's great potential.



In a much sought after area situated close to Patcham Old Village with OFSTED 'Outstanding' & 'Good' rated schools within walking distance along with a regular bus service to the city and network links to London. Local shopping facilities are a short walk away along with the nearby M & S Food, Pets at Home and Asda Superstore.



Entrance
Entrance Hallway
Sitting/Dining Room
17'9 x 11'5
Kitchen
14'8 x 11'8
G/f Cloakroom/WC
Stairs rising to First Floor

Bedroom
13'7 x 11'8
Bedroom
12'11 x 11'7

Bedroom
9'11 x 8'9
Family Bath/Shower Room
8'8 x 5'8

OUTSIDE

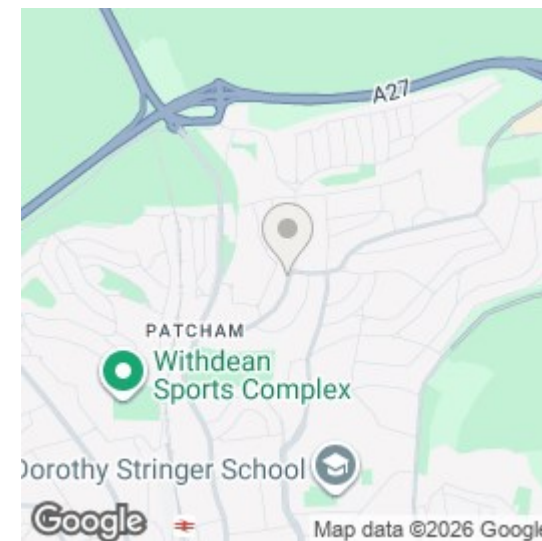
Rear Garden
Outbuilding
4'11 x 4'11

Property Information
Council Tax Band C: £2,292.84 2026/2027
Utilities: Mains Gas and Electric. Mains water and sewerage
Parking: Un-restricted on street parking
Broadband: Standard 11 Mbps, Superfast 80 Mbps, Ultrafast 1800 Mbps available (OFCOM checker)
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.

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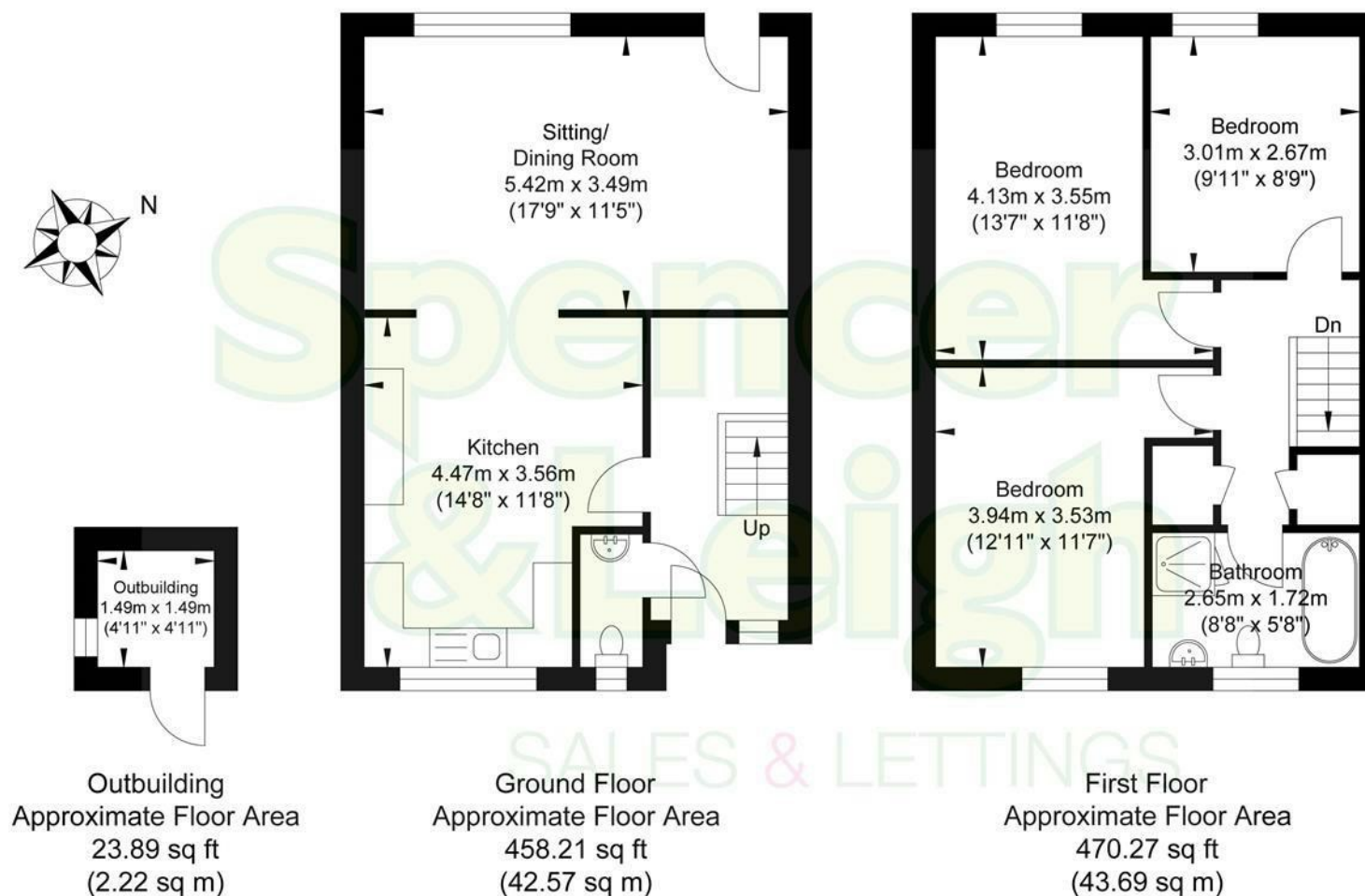
Council:- BHCC
Council Tax Band:- C

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		88
(69-80) C	70	
(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



Carden Avenue



Approximate Gross Internal Area (Excluding Outbuilding) = 86.26 sq m / 928.49 sq ft
 Illustration for identification purposed only, measurements are approximate, not to scale.