



Flat 1, 28 Carden Avenue, Patcham, Brighton, BN1 8NA

Spencer  
& Leigh



## Flat 1, 28 Carden Avenue, Patcham, Brighton, BN1 8NA

Price £399,950 - Leasehold

- Mansion style ground floor converted flat
- Delightful L shaped paved patio garden
- Two spacious double bedrooms
- Generous lounge/dining room
- Stylish fitted kitchen with island unit
- Main bedroom with patio doors to garden
- Modern shower room/WC
- Excellent condition throughout
- Larger than most neighbouring bungalows
- Residents parking, long remaining lease

This delightful ground floor mansion flat with it's own private street entrance and L shaped patio garden do not disappoint. Rarely do apartments such as this become available, being larger than many neighbouring bungalows !

This spacious apartment features two good size double bedrooms with the main bedroom having patio doors directly accessing the South facing patio garden, perfect for that morning coffee.

Entering the flat is easy via patio doors from the communal entrance straight to your own front door and hallway with storage. From here you arrive into a large living room with plenty of space for sofa's and table and chairs to dine. The room has plenty of natural light with a feature period fireplace.

From the living room, two glazed doors open in to a well equipped kitchen having modern units and plenty of space for domestic appliances. There is an island unit with wood work tops and sit up breakfast bar perfectly positioned for views over the garden.

The bathroom has been modernised with an oversized shower having a glass screen and on trend wall tiles, white sanitary ware with WC and wash basin housed on a vanity unit.

Outside is the delightful L shaped paved patio garden with private access from the street and residents parking. This South facing spot is bathed in light and a real sun trap.

Viewing is highly recommended to fully appreciate this spacious apartment with an extended lease to be finalised on completion of approximately 173 Years to remain. Exclusive to Spencer & Leigh.



Carden Avenue is ideally situated within walking distance of local schools and easy access to the South Downs. There is a regular bus service to the city and network links to London. Local shopping facilities are on the doorstep with a wider selection of shops such as M & S Food, Pets at Home and Asda Superstore also nearby.





Entrance

Entrance Hallway

Living/Dining Room  
17'4 x 15'1

Kitchen  
16'4 x 9'2

Bedroom  
16'4 x 13'9

Bedroom  
13'1 x 13'1

Shower Room/WC

OUTSIDE

Rear Patio Garden

Property Information

New lease to be granted upon completion and then it will be 173 years

Service Charge - £1,196 p/a

Zero Ground Rent

Council Tax Band C: £2,078.28 2024/2025

Utilities: Mains Gas and Electric. Mains water and sewerage

Parking: Residents and un-restricted on street parking

Broadband: Standard 16Mbps, Superfast 128Mbps & Ultrafast 1000Mbps 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		
(69-80) C	72	78
(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

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# Carden Avenue



Ground Floor  
Approximate Floor Area  
939.79 sq ft  
(87.31 sq m)

Approximate Gross Internal Area = 87.31 sq m / 939.79 sq ft  
Illustration for identification purposes only, measurements are approximate, not to scale.