



57 Carden Avenue, Patcham, Brighton, BN1 8NF

Spencer
& Leigh

57 Carden Avenue, Patcham, Brighton, BN1 8NF

Guide Price £500,000 - £550,000 Freehold

- Great opportunity to improve and extend subject to necessary consents
- Owned by current vendor for over 50 years
- Substantial 1930's semi detached home with the original layout
- Three good size bedrooms
- Feature fireplaces and beautiful stained-glass windows
- Gated private driveway leading to a detached garage
- Mature English country front rear gardens
- Walking distance to local schools
- Within easy access to Preston Park station
- No on going chain

GUIDE PRICE £500,000 to £550,000

This delightful 1930s house presents a wonderful opportunity for those looking to create their dream home. With a traditional layout that retains many original features, including elegant fireplaces and beautiful stained-glass windows, this property is brimming with character and potential.

The house boasts two spacious reception rooms, perfect for entertaining guests or enjoying family time. The three well-proportioned bedrooms offer ample space for relaxation and rest, making it an ideal setting for families or those seeking extra room for guests or a home office. The single bathroom, while functional, invites the chance for modernisation, allowing you to tailor the space to your personal taste.

One of the standout features of this property is the mature English country rear garden, providing a serene outdoor retreat where you can unwind amidst nature. The garden is a blank canvas, ready for your landscaping ideas, whether you envision a vibrant flower bed or a tranquil seating area.

Additionally, the property includes a private driveway and a garage, ensuring convenient parking and storage solutions. With no ongoing chain, this home is ready for you to move in and start your renovation journey without delay.

In summary, this house on Carden Avenue is a rare find, offering a blend of original charm and the exciting potential for modernisation and extension, subject to the necessary consents. Whether you are looking to extend or improve, this property is a fantastic opportunity to create a bespoke living space in a desirable Brighton location.



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 Room
 14'9 x 14'1
 Dining Room
 13'1 x 12'1
 Kitchen
 8'10 x 7'10
 G/f Cloakroom
 Stairs rising to First Floor

Bedroom
 15'5 x 14'1

Bedroom
 13'1 x 11'1

Bedroom
 9'2 x 8'10

Family Bathroom

OUTSIDE

Rear Garden

Garage
 18'4 x 11'5

Property Information

Council Tax Band D: £2,455.79 2025/2026

Utilities: Mains Gas and Electric. Mains water and sewerage

Parking: Garage, Private Driveway and un-restricted on street parking

Broadband: Standard 16 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.

t: 01273 565566

w: www.spencerandleigh.co.uk



Council:- BHCC
 Council Tax Band:- D

Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		77
(55-68) D	66	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	



Carden Avenue



Ground Floor
Approximate Floor Area
575.0 sq ft
(53.42 sq m)



First Floor
Approximate Floor Area
548.09 sq ft
(50.92 sq m)

Garage
Approximate Floor Area
210.97 sq ft
(19.60 sq m)

Approximate Gross Internal (Excluding Garage) Area = 104.34 sq m / 1123.09 sq ft
Illustration for identification purposes only, measurements are approximate, not to scale.