

**Spencer
& Leigh**



64 Carden Avenue, Patcham, Brighton, BN1 8NE

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Guide Price £880,000 - £920,000 Freehold

- Detached extended family house
- Versatile accomodation for growing families
- Self contained annexe potential
- Four bedrooms, bathroom and shower room
- Three reception rooms, fitted kitchen
- Down stairs WC and utility room
- Large laid to lawn rear garden
- Off road parking and private drive
- Extended garage with power
- Neutrally decorated, flat plastered walls

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A well presented detached family home in the sought after area of Patcham. The main house is neutrally decorated throughout and comprises of 3 large bedrooms, 2 receptions, a family bathroom and a downstairs W/C. The annex is accessed via the kitchen. It has a sitting room, a bedroom and shower room, perfect for a family member that needs to be close but still remain independent or as a work space or income.

Outside, the property features a large patio which is ideal for those Summer bbq's and el fresco dining, which opens on to a vast laid to lawn area perfect for children to play or for hosting summer gatherings. Off-road parking is available at the front with a private driveway for multiple vehicles, along with a double length garage, providing additional storage or workshop space. This home is not only a wonderful family residence but also presents an exciting opportunity for those looking to create a bespoke living arrangement in a sought-after location. With its generous accommodation and potential for further development, this property is sure to attract interest from discerning buyers.



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
Sitting Room
15'3 x 11'10
Dining Room
13'5 x 11'11
Living Room
15'3 x 15'1
Kitchen
10'2 x 9'9
Utility Room
9'9 x 6'10
G/f Cloakroom
G/f Shower Room/WC
Stairs rising to First Floor

Bedroom
15'5 x 9'8
Bedroom
15'3 x 11'11
Bedroom
13'5 x 11'10
Bedroom
9'10 x 9'7

Family Bathroom
OUTSIDE
Rear Garden

Garage
24'3 x 9'3

Property Information
Council Tax Band F: £3,547.26 2025/2026
Utilities: Mains Gas, Mains Electric. Mains water and sewerage
Parking: Garage, off road parking, private driveway and un-restricted on street parking
Broadband: Standard 15 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:- F

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		
	60	74
England & Wales		EU Directive 2002/91/EC

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Carden Avenue



Approximate Gross Internal (Excluding Garage) Area = 152.26 sq m / 1638.90 sq ft
 Illustration for identification purposes only, measurements are approximate, not to scale.