

Spencer  
& Leigh



11 Carden Hill, Hollingbury, Brighton, BN1 8AA



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Offers In The Region Of £375,000 - Freehold

- Spacious first & second floor maisonette
- Three bedrooms and additional store room/study
- G/f bathroom and f/f shower room
- Far reaching views
- Private rear garden & Private entrance
- 14' Living/dining room
- No onward chain
- 12' Kitchen with good cupboard and storage space
- Internal inspection highly recommended
- Ideal first purchase or investment

Imagine waking up to far-reaching views from your own private first and second-floor maisonette in the sought-after Carden Hill area of Brighton. This delightful three-bedroom property offers a fantastic opportunity for those seeking a spacious home with outdoor space and the convenience of a private entrance. The layout is thoughtfully arranged across two floors, providing a sense of space and privacy.

Upon entering, you'll appreciate the independent access, leading you directly into your new home. The first floor hosts a bright and inviting reception room, perfect for relaxing or entertaining guests. The natural light floods in, creating a warm and welcoming atmosphere. The kitchen, also on this level, is well-appointed and offers everything needed for modern living. This floor also features two of the three comfortable bedrooms, ideal for guests or as a home office, alongside a conveniently located bathroom.

Ascending to the second floor, you'll find one further generously sized bedroom, offering a peaceful retreat. The main bedroom, in particular, benefits from those impressive far-reaching views, providing a serene backdrop to your daily life. A compact fully tiled shower room on this floor ensures ample facilities for a busy household. WE LOVE the feeling of space and light throughout this home, making it incredibly inviting.

One of the standout features of this property is the private garden. It's a rare find for a maisonette and adds significant appeal. The property also benefits from being offered with NO ONGOING CHAIN, simplifying your move and allowing for a smoother transaction.

Carden Hill is a fantastic Brighton location, offering a blend of peaceful residential living with easy access to the vibrant city centre, local amenities, and excellent transport links. Whether you're commuting, exploring the South Downs, or enjoying Brighton's eclectic shops and restaurants, everything is within easy reach.



Carden Hill is ideally situated for access to a whole host of amenities including the South Downs with walks to the Chattri, Hollingbury Golf Course, local shops, a health centre and a regular bus service to and from the city centre. There are added benefits with the nearby stores such as M & S Food, Argos and Asda.





Entrance

Stairs rising to First Floor

Entrance Hallway

Living/Dining Room  
14'7 x 14'4

Kitchen  
12'10 x 8'4

Bedroom  
12'11 x 9'6

Bedroom  
12'11 x 9'6

Family Bathroom

Stairs rising to First Floor

Bedroom  
12'9 x 11'7

Store  
8'4 x 6'2

Shower Room/WC

Private Rear Garden

Property Information  
Council Tax Band B: £1,910.06 2025/2026  
Utilities: Mains Gas and Electric. Mains water and sewerage  
Parking: Un-restricted on-street parking  
Broadband: Standard 12 Mbps, Superfast 206 Mbps and 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:- B

| Energy Efficiency Rating                    |         |                         |
|---|---------|-------------------------|
|   | Current | Potential               |
| Very energy efficient - lower running costs |         |                         |
| (92 plus) <b>A</b>                          |         |                         |
| (81-91) <b>B</b>                            |         |                         |
| (69-80) <b>C</b>                            | 76      | 77                      |
| (55-68) <b>D</b>                            |         |                         |
| (39-54) <b>E</b>                            |         |                         |
| (21-38) <b>F</b>                            |         |                         |
| (1-20) <b>G</b>                             |         |                         |
| Not energy efficient - higher running costs |         |                         |
| England & Wales                             |         | EU Directive 2002/91/EC |

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Approximate Gross Internal Area (Excluding Storage) = 93.03 sq m / 1001.36 sq ft  
Illustration for identification purposes only, measurements are approximate, not to scale.