



44 Carden Court, Chalky Road, Brighton, BN41 2WF

**Spencer
& Leigh**

44 Carden Court, Chalky Road,
Brighton, BN41 2WF

Guide Price £180,000 - £190,000 Leasehold

- Bright First Floor Apartment
- Presented in Immaculate Condition
- Ideal First Time Purchase or Investment
- Low Monthly Outgoings
- Large Double Bedroom
- Double Aspect Lounge/Diner
- Large Shower Room
- Modern Kitchen with further Storage
- Additional External Storage Available
- Exclusive to Spencer & Leigh

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Are you looking for a stylish, comfortable, and convenient living space? Look no further than this immaculate One-Bedroom apartment located on the First Floor of Carden Court! The apartment has been finished to a high standard, with a spacious Bedroom, a well-appointed shower room, and a bright and airy living area that is perfect for both dining and entertaining. The modern Kitchen is equipped with white high gloss units and contrasting grey flooring & splash back, offering ample counter space for cooking your favourite meals.

The apartment's corner position ensures plenty of natural light and a welcoming atmosphere you will absolutely adore. In addition, the low monthly outgoings are a great bonus. Whether you are a first-time buyer or an investor, this apartment is the perfect place to call home.

Conveniently located on the corner of Valley Drive and Chalky Road, the property is well-connected to the city with frequent bus routes, and local shopping facilities in both Portslade Village & Valley Road. Don't miss your chance to view this beautiful apartment and make it your own! Call now to arrange a viewing and avoid disappointment!



A perfect residential location with local shops near by in either Valley Road or Graham Avenue with larger stores just a 5 minutes drive away at Holmbush Centre. Mile Oak Primary School & Nursery, local parks, and golf courses are close by including Portslade Sport Centre. Travel networks are easily accessible as are buses in and out of the city.



Communal Entrance
 Stairs rising to all Floors
 Entrance
 Entrance Hallway

Living Room
 13'8 x 13'5

Kitchen
 8'6 x 7'5

Bedroom
 12'2 x 10'5

Shower Room/WC
 7'8 x 6'1

OUTSIDE

Communal Gardens

Property Information

Council Tax Band A: £1,485.27 2023/2024

89 years remaining on lease

Ground Rent £10 p/a

Service Charge £730.91 p/a

Utilities: Mains Gas and Electric. Mains water and sewerage

Parking: Un-restricted on street parking

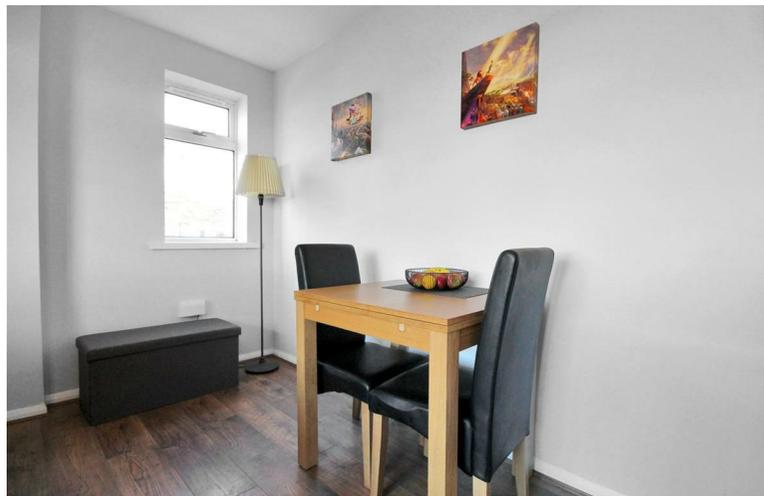
Broadband: Standard 5Mbps, Superfast 80 Mbps, Ultrafast 1000Mbps available (OFCOM checker)

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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w: www.spencerandleigh.co.uk



Council:- BHCC
 Council Tax Band:- A

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	75	75
(69-80) C		
(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	

Spencer & Leigh



Total Area: 46.5 m² ... 500 ft²

All measurements are approximate and for display purposes only.