



Flat 3, 28 Carden Avenue, Patcham, Brighton, BN1 8NA

Spencer
& Leigh

Flat 3, 28 Carden Avenue,
Brighton, BN1 8NA

Offers Over £350,000 - Leasehold

- Attractive low rise building
- 21' Open plan recently installed kitchen
- 11' Living area with direct access to patio
- Two good size bedrooms
- Conveniently positioned on the ground floor
- Modern fitted bathroom suite
- Beautifully decorated throughout
- Allocated parking space
- Early viewing highly recommended
- Exclusive to Spencer & Leigh

This attractive two-bedroom ground floor apartment is part of a beautifully designed building and is surrounded by a large, south-facing patio garden. Upon entering the living area, you'll immediately appreciate the light and airy atmosphere along with the meticulous attention to detail.

The stunning living space features a fresh color palette and seamlessly connects to a spacious 21-foot kitchen, equipped with sleek high-gloss units and contrasting worktops, with enough room for a dining table and chairs. Patio doors from the kitchen provide access to the sunny patio area.

The main bedroom is a generously sized double and also offers direct access to the outdoor space. The bathroom is fitted with a modern white suite and includes a shower over the bath. The second bedroom is also a large double and includes fitted storage.

At the front of the property, there is an allocated parking bay as well as visitors' spaces. Internal viewings are highly recommended. This property is exclusively listed with Spencer & Leigh.



Set just off of London Road, this property benefits from easy access to the A23 and A27 and is within a 20 minute walk of Preston Park Station.



Entrance Hallway

Living Room
11'10 x 11'6

Kitchen area
21'6 x 7'6

Bedroom
14'11 x 10'9

Bedroom
17'7 x 8'11

Bathroom
7'6 x 6'6

OUTSIDE

Patio garden

Allocated parking space



Council:- BHCC
Council Tax Band:- C

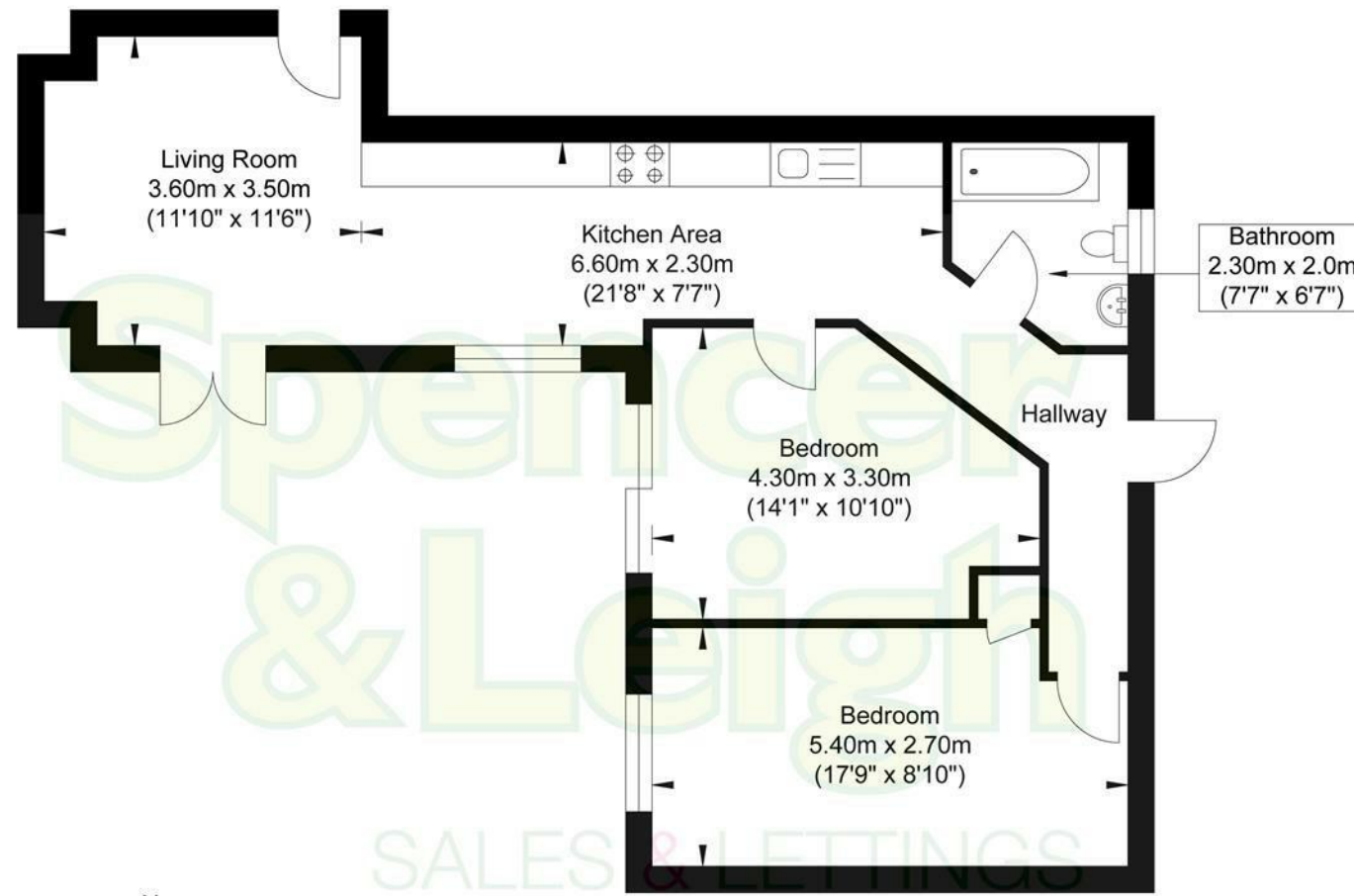
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		76
(55-68) D	64	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC



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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Carden Avenue



Ground Floor
Approximate Floor Area
687.49 sq ft
(63.87 sq m)

Approximate Gross Internal Area = 63.87 sq m / 687.49 sq ft

Illustration for identification purposes only, measurements are approximate, not to scale.