



41 Carden Hill, Brighton, BN1 8AA

**BEAUMONTS**  
ESTATE AGENTS



## **SUMMARY OF ACCOMMODATION**

**Ground Floor:** Private Entrance and stairs to the

**First Floor:** Entrance Hall \* Living Room with Fireplace \* Two Double Bedrooms \* Modern Bathroom \* Well fitted Kitchen Room with a wide range of modern units and integrated appliances.

**Outside:** Store cupboard \* Lawned west facing rear garden with flower and shrub borders \* paved patio.

**Gas Fired Central Heating & Double Glazing**

**CHAIN FREE**

This very spacious first floor purpose built flat has its own private entrance and offers light and airy accommodation with attractive views to the South Downs from the rear. The property has gas fired central heating and sealed unit double glazed windows throughout together with a most attractive and well fitted kitchen with integrated appliances. Outside a fantastic West facing Private landscaped rear garden with distant views of the South Downs. Front garden & storage cupboard.



Situated in this popular residential area with good local shopping available nearby at Fiveways as well as good public transport to all parts of Brighton and Hove within easy reach. There are good schools closeby catering for children of all ages and Brighton City centre with its main shopping thorofare and Seafront with its fine bathing beaches and recreational facilities being approximately 2.5 miles distant. The property is also within Carden Avenue with Marks & Spencer Food Hall, Next and the Asda supermarket. Hollingbury Golf Course is also within easy reach.

### Local Information

Carden Primary School	0.5 miles
Dorothy Primary & Infants	0.8 miles
Dorothy Stringer High School	1.1 miles
VarndeanCollege	0.8 miles
Varndean Schools	0.7 miles
Preston Park Station	1.6 miles
Moulscombe Station	1.0 miles
Brighton Seafront	2.6 miles

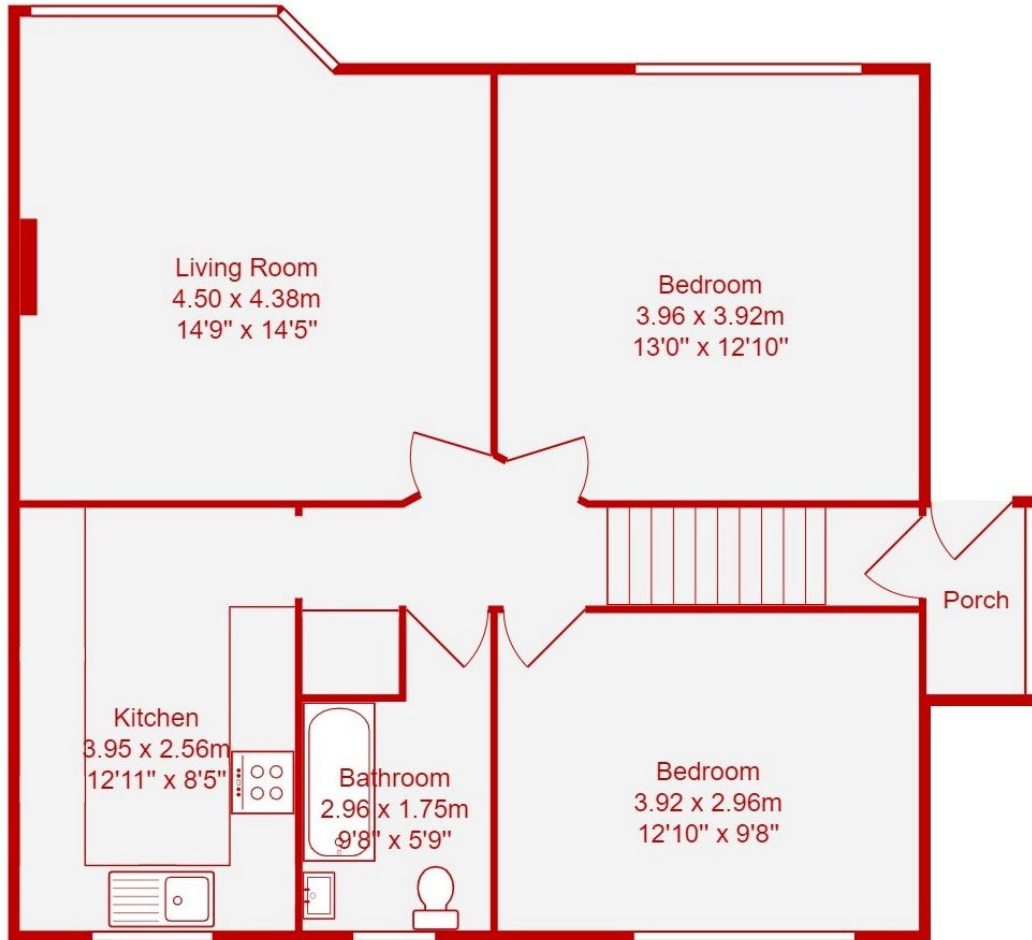
*All distances approximate*

Council Tax Band C

Maintenance – Self managed as needed costs split with the ground floor flat

Share of Freehold - Lease remainder of 125years





**Total Area: 70.0 m<sup>2</sup> ... 753 ft<sup>2</sup>**

All measurements are approximate and for display purposes only.

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www.beaumontsresidential.co.uk

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	73   C	78   C
55-68	D		
39-54	E		
21-38	F		
1-20	G		



IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.