



## 87 Carden Hill

Brighton BN1 8AA

Asking Price Of £400,000

- MARKETED FOR THE FIRST TIME IN 50 YEARS
- THREE BEDROOMS
- BATHROOM
- KITCHEN
- LIVING ROOM
- DINING ROOM
- NO ONWARD CHAIN
- SOUTH/WEST FACING REAR GARDEN

Whitlock and Heaps are pleased to bring to market for the first time in over fifty years this semi detached three bedroom family home that offers tremendous potential to any buyer. To the ground floor there are two separate reception rooms and a kitchen leading onto the spacious south/west facing rear garden with the house also benefiting from a good size front garden. Conveniently situated for access onto the A27 and South Downs with the desirable Fiveways also being easily accessible.

**SIDE BUILDING** For storage, door to workroom with electrics and window overlooking garden, separate door for side access.

**FRONT** Mainly laid to lawn on a tiered slope with well established borders.

**ENTRANCE HALL** Radiator, UPVC double glazed window, under stair storage housing electrics.

**KITCHEN** Ceramic bowl sink with mixer taps and drainer, vinyl work surfaces with cupboards below and matching eye level cupboards, four ring gas hob with oven below and extractor above, UPVC double glazed window overlooking garden, conventional gas fired boiler.

**LIVING ROOM** UPVC double glazed windows overlooking front, radiator.

**DINING ROOM** UPVC double glazed sliding doors to West facing rear garden, feature fireplace, radiator, thermostat.

**LANDING** Loft hatch above, cupboard housing water tank, UPVC frosted double glazed window.

**BEDROOM** Fitted wardrobes, UPVC double glazed windows overlooking garden, radiator.

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**BATHROOM** Comprising tiled bath with shower over, fitted heated towel rail, pedestal wash hand basin, low level w.c, UPVC double glazed frosted window.

**OUTSIDE** Patio to front with laid to lawn rear with well established borders. Decking to side with vegetable patch. Outdoor tap. Door to:

87 Carden Hill, BN1 8AA, Brighton

Approximate gross area: 89.42 sq m / 962 sq ft

▼ Ground Floor

▼ 1st Floor



Floor plan is for illustration and identification purposes only and is not to scale. Plots, gardens, balconies and terraces are illustrative only and excluded from all area calculations. All site plans are for illustrative purposes only and are not to scale. Measurements are approximate.

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