



**hamlyn
smith.**

Carden Hill, Brighton & Hove, BN1 8AA

OIEO £350,000

hamlyn smith.



2 Bedrooms



1 Reception



1 Bathroom

A light-filled first floor flat with a large private garden and views of the South Downs. Situated in a popular residential location, this well-presented two-bedroom flat has its own private entrance and a generous garden. The property offers bright and spacious accommodation throughout, with lovely views towards the South Downs.

- Two bedroom apartment
- Private garden
- Fantastic views
- Unrestricted on street parking
- Share of freehold
- Close to transport links
- EPC rating - C
- Council tax band - B





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The front door opens to a private staircase leading up to the first floor, where a central landing gives access to all rooms. At the front of the flat is a generously sized living/dining room with wide windows overlooking Carden Hill, filling the room with natural light. Adjacent to this is the principal bedroom, also benefiting from large windows and an airy feel.

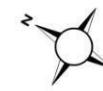
To the rear, the kitchen/breakfast room enjoys an outlook over the gardens and there are glimpses of the South Downs in the distance. The kitchen is fitted with an integrated fan oven and grill, an induction hob with extractor hood, and has space for a dishwasher, washing machine, and full-height fridge freezer. A separate cupboard off the landing currently houses a tumble dryer.

The second bedroom is a good-sized double, enjoying views towards the Downs. The shower room is beautifully finished, with a large thermostatic shower, attractive large-format tiling, and a vanity unit providing useful storage beneath the hand basin.

The flat is double glazed throughout and benefits from a Vaillant EcoFit Pure combination boiler with an extended warranty. There is also a large loft for storage.

Outside, the private garden extends approximately 15 metres (around 50 feet) and includes a lawn, patio area, shed, and greenhouse — perfect for relaxing, entertaining, or gardening.

The property is located close to a range of amenities including M&S Simply Food and ASDA Hollingbury, with further local shops on Carden Avenue. Carden Primary School and Patcham High School are nearby. The A23 and A27 are easily accessible for motorists, and the 26-46-52 bus routes provide convenient transport into the city centre and Churchill Square. Walkers and lovers of the countryside will appreciate being close to Stanmer Park and the South Downs.



Ground Floor
 Approx. 2.5 sq. metres (26.8 sq. feet)



First Floor
 Approx. 68.4 sq. metres (736.5 sq. feet)

Total area: approx. 70.9 sq. metres (763.3 sq. feet)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. Plan produced using PlanUp.

