



Carden Avenue, BN1  
£725,000-£750,000

ASTON  
VAUGHAN



## INTRODUCING

# Carden Avenue, BN1

5 Bedrooms | 3 Bathrooms | 2 Reception Rooms  
2099 Sq Ft | Patio Garden |

Sweeping into Patcham, Carden Avenue is characterised by substantial family homes set on large plots with driveways and leafy gardens. This house is entirely unique and incredibly spacious, with five double bedrooms and two elegant receptions rooms ready to house families of all sizes. Built during the 1930s, it affords space and light in abundance, creating the perfect balanced home for spending time with friends and family in complete comfort. While some original features remain, the overall aesthetic feels contemporary and stylish, yet homely, with an immaculate finish throughout, so you can move straight in with ease.

Set behind border walls and a neat drive, the house has an air of grandeur, with a beamed gable, leaded light windows and hung tiles giving it the feel of a country home. There is parking on the drive or within the garage which is integrated for direct access. Stepping in through the front door, it is clearly a beautifully maintained home with a southerly aspect to the first reception room to fill it with natural light. There is space for relaxing by the electric stove, or steps lead down to the kitchen, dining and family room to the rear of the house, leading out to the garden.

Streamlined and modern, the kitchen offers another social space around a central island, stepping down once again to the formal dining area. Cashmere gloss cabinetry offers ample storage and integrated appliances, paired with wood worktops to echo the tone of the floor. The utility room and larder sit adjoining. Versatile and spacious the lower-level room would also work well as a second sitting room with space for young children to play and enjoy family time.

Linking to the garden, this can spill outside during summer where families can dine alfresco and entertain friends in complete privacy. It is not overlooked, and border trees provide dappled shade during high season. It is a perfectly low maintenance space, ready for the busy modern lifestyle, so you can add colour and scents with potted plants if you choose.









Completing the ground floor are two beautifully appointed double bedrooms sharing the ground floor shower room which has a roomy corner cubicle with a rainfall shower head. The south facing bedroom is currently used as a generous home office but would house a double bed alongside two built in wardrobes. The second ground floor bedroom is also double with green and peaceful garden views.

Beautiful finishes and a clever use of colour continues on the first floor where the split-level landing, decorated with Moroccan patterned tiles, leads through to three further double bedrooms sharing two bathrooms. All three bedrooms have gleaming wood floors, period features in their dado rails and skirtings, and dual aspect windows bringing in natural light. While the principal bedroom has sole access to the en suite with a bath, bedrooms two and three have Jack & Jill access to a second contemporary shower room, so no need for queues or stresses on busy mornings before work and school.













## LOCATION GUIDE

### Vendor's Comments:

"With so much space, this has been a fantastic home for entertaining and spending time with family. The garden is incredibly peaceful and there is a wonderful sense of community here in Patcham. It is hugely convenient for travel as the A23 to London or Gatwick is just 5-minutes in the car, yet you also have the South Downs National Park on the doorstep giving you the best of both worlds."

### Education:

Primary: Patcham Infants and Junior Schools

Secondary: Patcham High School

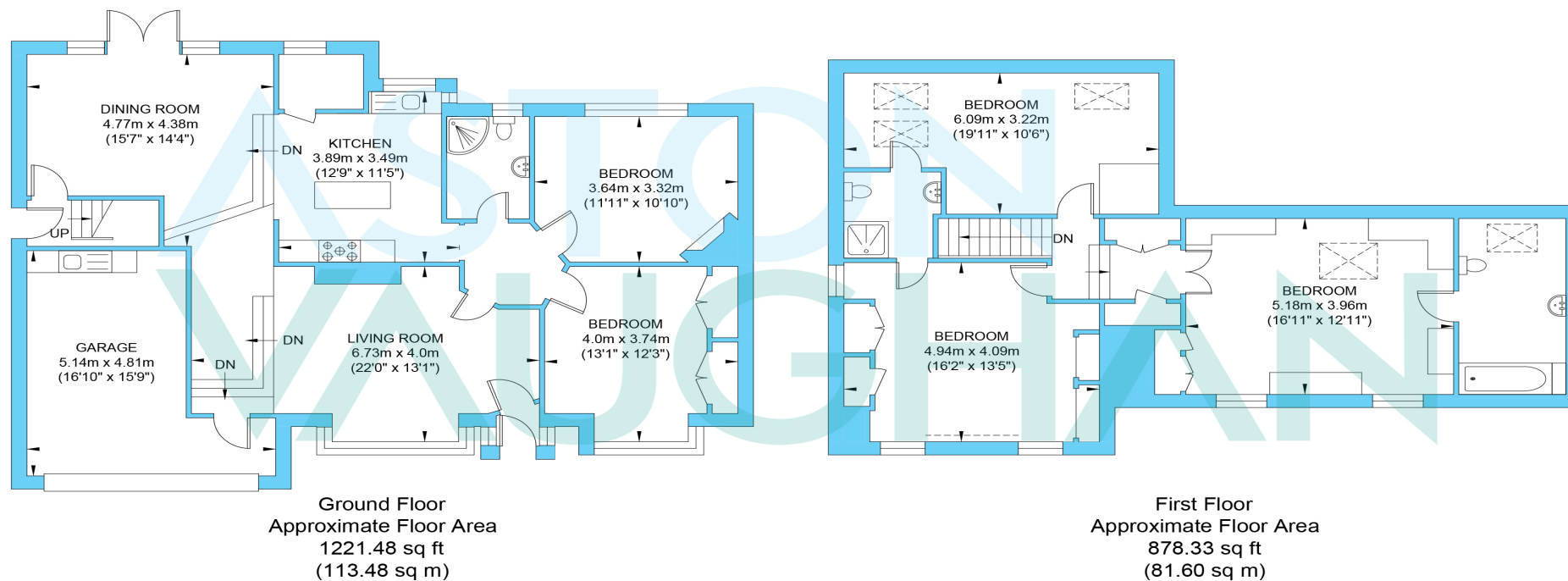
Private: Brighton College, Lancing College

### Good to Know:

Once just a quaint village, Patcham grew to join Brighton during the early 20th Century, and it is now a thriving suburb with tree lined avenues, generous family homes and fantastic transport links. The last ten years has seen further regeneration to area as more and more families move from the city centre to find homes with more space; surrounded by greenery and fresh air. Withdean Sports Complex is around the corner, and the city centre shopping districts and beach are also within easy reach by bus. Mackie Park and Withdean Parks are also just a few minutes on foot where you'll find play areas and a puppy park, or Preston Park and Waterhall Playing fields are equally close. This house also offers easy access to Preston Park Station, the A27 and A23, all with direct and fast links to the airports and London should you require them on a daily or weekly basis.







Approximate Gross Internal (Including Garage) Area = 195.08 sq m / 2099.82 sq ft  
Illustration for identification purposes only, measurements are approximate, not to scale.