



Graham Avenue, Portslade, East Sussex BN41 2WN
Offers In The Region Of £350,000 Freehold

| Energy Efficiency Rating | | |
|--|-------------------------|-----------|
| | Current | Potential |
| <i>Very energy efficient - lower running costs</i> | | |
| (92 plus) A | | |
| (81-91) B | | 82 |
| (69-80) C | 65 | |
| (55-68) D | | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| <i>Not energy efficient - higher running costs</i> | | |
| England & Wales | EU Directive 2002/91/EC | |



- Extended Family Home
- Three Bedrooms
- Lounge
- Kitchen/Breakfast Room
- Study/Dining Room
- Cloakroom & Bathroom
- Well Kept Gardens
- Convenient Location

This EXTENDED FAMILY HOME is in a very convenient location, close to schools and amenities. THREE BEDROOMS, 21 FT KITCHEN BREAKFAST ROOM, study/dining room, 21 FT LOUNGE, Ground floor cloakroom, bathroom, WELL KEPT GARDENS, double glazing, gas central heating.

ENCLOSED PORCH

triple aspect upvc double glazed windows, front door to

ENTRANCE HALL

stairs to the first floor, radiator, under stairs storage area

CLOAKROOM

comprising of a low level wc, wash hand basin with tiled splash back and cupboard under, laminate flooring, frosted window

LOUNGE

21'2 x 11' (6.45m x 3.35m)

stone built fireplace with adjacent display plinths, radiator, coving, dimmer switch, laminate flooring, upvc double glazed window, double doors to

STUDY/DINING ROOM

11'1 x 9'7 (3.38m x 2.92m)

laminate flooring, radiator, sliding patio doors to the garden

KITCHEN/BREAKFAST ROOM

21'3 x 9'5 (6.48m x 2.87m)

fitted with matching units and comprising of an inset sink unit, adjacent working surfaces, an ample range of base and eye level units, space for cooker, space and plumbing for a washing machine and dishwasher, space for tumble dryer, space for a table, radiator, double glazed window, door to the garden

FIRST FLOOR LANDING

loft access, doors to

BEDROOM ONE

13'5 x 11' (4.09m x 3.35m)

radiator, dual aspect double glazed windows

BEDROOM TWO

10'7 x 9'9 (3.23m x 2.97m)

radiator, built in wardrobe, upvc double glazed window

BEDROOM THREE

10'4 x 7'2 (3.15m x 2.18m)

built in cupboard, radiator, upvc double glazed window

BATHROOM

a white suite comprising of a panelled bath with separate overhead shower, wash hand basin with cupboard under, low level wc, ladder style heated towel rail, tiled walls, frosted upvc double glazed window

REAR GARDEN

very well maintained with a paved patio adjacent to the house, an area of well kept lawn, flower and shrub beds, garden shed, well screened by fencing and neat hedgerow, rear access gate, SIDE AREA with a second garden shed,

FRONT GARDEN

open plan, with an area of well kept lawn and flower and shrub beds

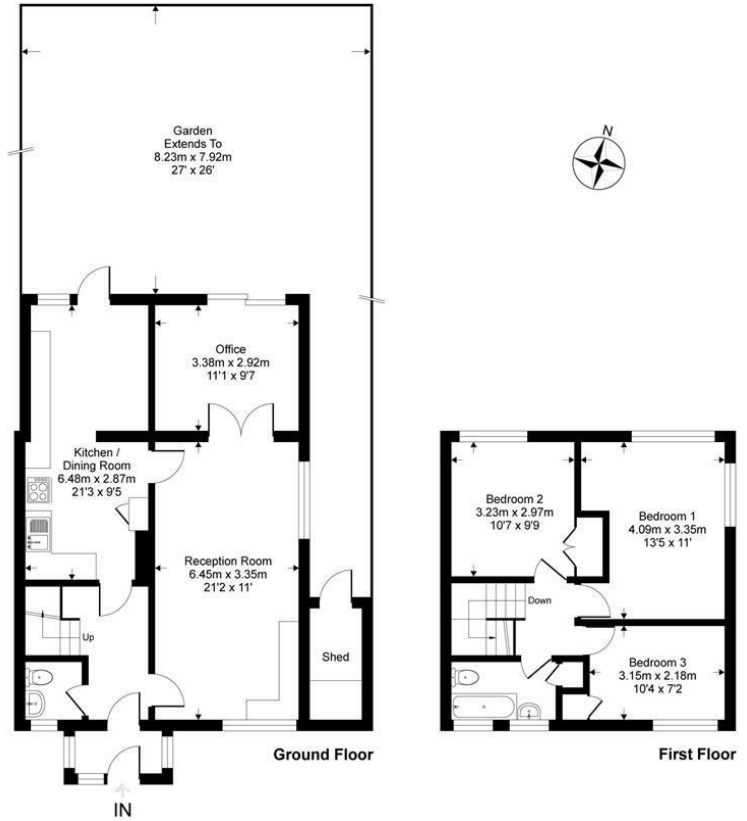
THE LOCATION

in a very convenient location, close to the local schools, shops and local amenities and within just a few minutes' drive of both the A27 and the Old Shoreham Road. Local buses provide regular services to Portslade Town centre and mainline railway station, Hove and Brighton. The Holmbush Centre and Sainsbury's West Hove store are also both within a few minutes drive

Council Tax Band C



Graham Avenue, BN41
Approximate Gross Internal Area = 105 sq m / 1127 sq ft (excludes shed)



This floorplan is for representation purposes only as defined by the RICS code of measuring practice and should be used as such. Whilst every attempt has been made to ensure the accuracy is contained here, no responsibility is taken for any error, omission or mis-statement. Any figure provided is for guidance only and should not be used for valuation purposes. Produced by Casaphoto Ltd. For Sinnott Green