



Graham Avenue, Brighton

Guide Price
£325,000
Freehold

- THREE BEDROOM SEMI DETACHED BUNGALOW
- OFF ROAD PARKING
- NO ONWARD CHAIN
- GARAGE
- CLOSE TO LOCAL AMENITIES

GUIDE PRICE £325,000 - £350,000

Robert Luff & Co are delighted to offer this versatile three bedroom semi-detached bungalow located a stones throw away from the sought after South Downs. Accommodation offers; entrance hall, separate kitchen, utility room, living/dining area with access to garden, three bedrooms and bathroom. Also benefiting from a good sized rear garden, off street parking and single garage.

Conveniently located within reach of the green open spaces of the South Downs, Graham Avenue benefits from easy access to the A27 making this home ideally situated for young families, shoppers and commuters alike. Mile Oak Road, Graham Avenue and Valley Road offer a variety of local shops, while in central Portslade, Boundary Road provides a wide selection of high street and independent stores, bars and cafes. At the nearby Holmbush Centre, Tesco, Next and Marks & Spencer have larger superstore facilities.

T: 01273 921133 E:
www.robertluff.co.uk

Robert
Luff & Co
Sales | Lettings | Commercial



EPC: D
COUNCIL TAX BAND: C

Accommodation

Porch

Kitchen 12'19 x 9'19 (3.66m x 2.74m)

A range of matching base units. Worktop incorporating sink/drainage unit. Dishwasher. Washing Machine. Space for fridge/freezer. Integrated oven & gas hob. Double glazed window to side & rear.

Utility Room 6'05 x 4'69 (1.96m x 1.22m)

Space for Tumble Dryer.

Living/Dining Area 30'20 x 12'32 (9.14m x 3.66m)

Radiator. Feature fireplace. Sliding doors to garden.

Bedroom Two 10'71 x 9'08 (3.05m x 2.95m)

Double glazed window to front. Radiator. Built in wardrobe.

Bedroom Three 8'44 x 6'77 (2.44m x 1.83m)

Double glazed bay window to front. Radiator. Built in wardrobe.

Bathroom

Bath. Shower cubicle. Wash hand basin vanity. WC. Radiator. Double glazed window to side.

Stairs to first floor

Bedroom One 11'64 x 11'00 (3.35m x 3.35m)

Double glazed window to rear. Velux window. Radiator. Built in wardrobe.

Rear Garden

Paved rear garden with side access and shed.

Garage 12'57 x 8'03 (3.66m x 2.51m)

Driveway

Agents Notes

FREEHOLD

28 Blatchington Road, Hove, East Sussex, BN3 3YU

T: 01273 921133 E:

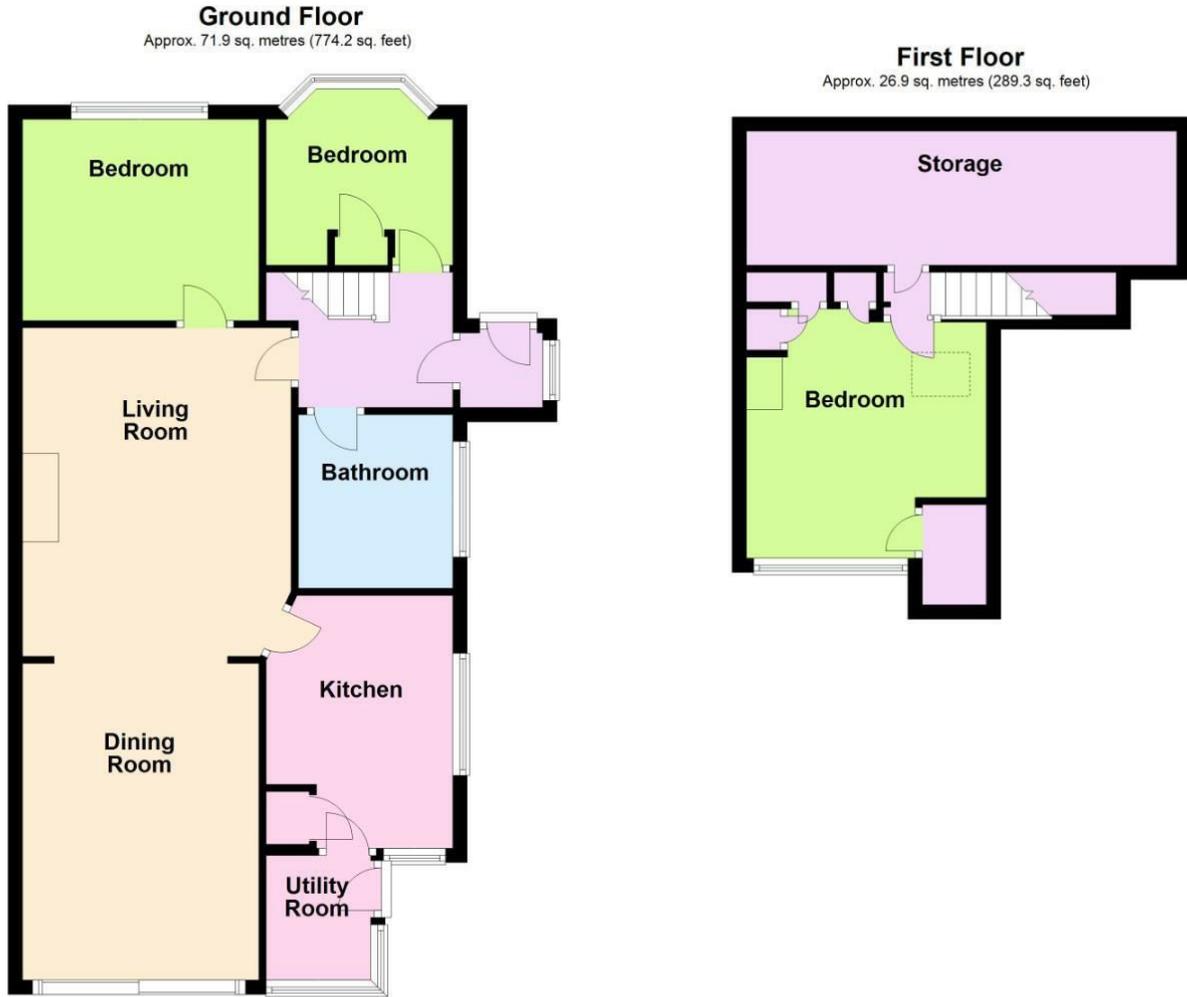
www.robترلuff.co.uk



28 Blatchington Road, Hove, East Sussex, BN3 3YU
T: 01273 921133 E:
www.robertluff.co.uk



Floorplan



Total area: approx. 98.8 sq. metres (1063.5 sq. feet)

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

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

The information provided about this property does not constitute or form any part of an offer or contract, nor may it be regarded as representations. All interested parties must verify accuracy and your solicitor must verify tenure/lease information, fixtures and fittings and, where the property has been extended/converted, planning/building regulation consents. All dimensions are approximate and quoted for guidance only as are floor plans which are not to scale and their accuracy cannot be confirmed. References to appliances and/or services does not imply that they are necessarily in working order or fit for the purpose.