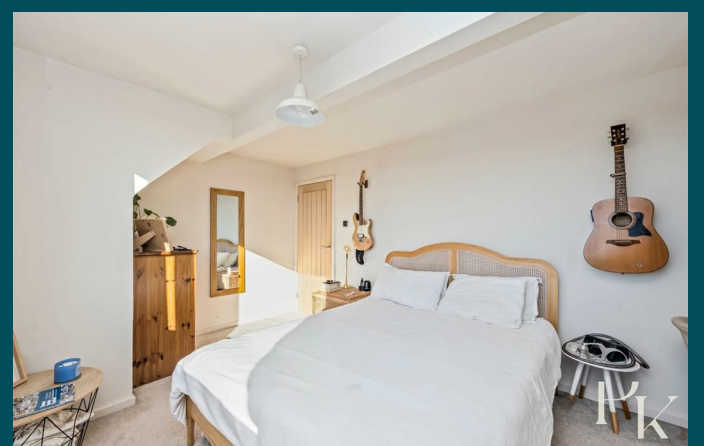
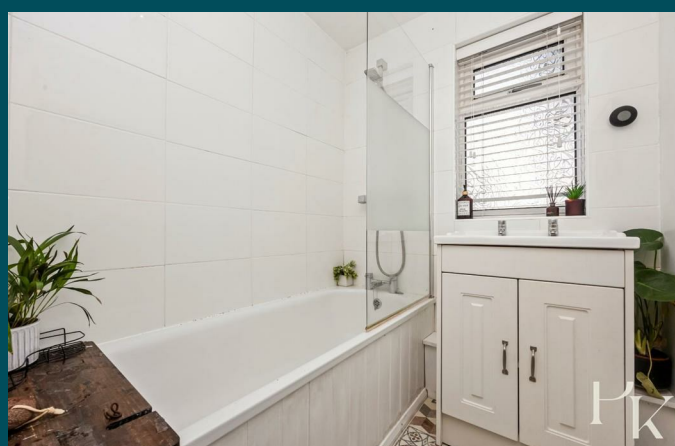




71 Graham Crescent  
Brighton, BN41 2YA



# 71 Graham Crescent

Brighton, BN41 2YA

**Offers in excess of £350,000**

Situated in a popular residential area, this beautifully presented two-bedroom semi-detached chalet bungalow offers bright, well-balanced accommodation, off-street parking, and close proximity to local amenities and well-regarded schools.

Stepping inside, to the front of the property you have lovely living room filled with natural light from a wide front window and finished in calm, neutral tones, creating a comfortable and inviting space to relax. To the rear lies a stylish and practical open-plan space featuring a modern fitted kitchen with ample storage and worktop space, flowing seamlessly into a generous dining area, ideal for both everyday living and entertaining. From here, doors lead out to the rear garden, enhancing the sense of space and connection to the outdoors. The ground floor is completed by a contemporary bathroom and separate WC.

On the first floor are two well-proportioned bedrooms, both bright and thoughtfully arranged.

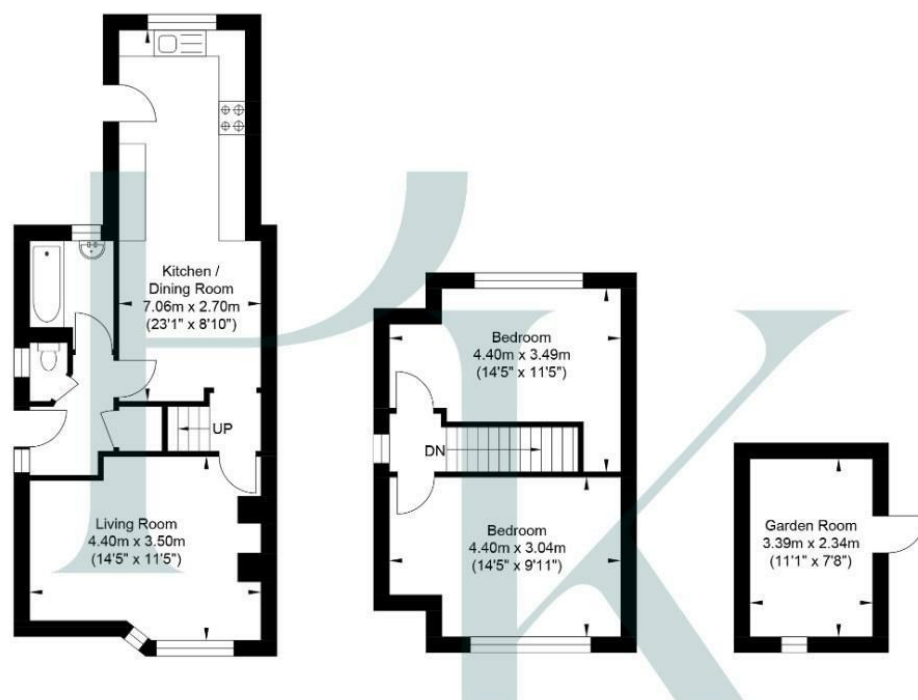
Outside, the rear garden is a real highlight, featuring a decked seating area with pergola, perfect for outdoor dining and summer evenings, along with a detached garden room that offers excellent versatility as a home office, studio, or hobby space.

Graham Crescent is a quiet residential location, well placed for local amenities, parks, and excellent transport links into Brighton & Hove and the surrounding areas. The property also falls within the catchment area for several popular primary and secondary schools, making it an ideal choice for families.

The property is being sold with the added benefit of no onward chain.



## Graham Crescent



Ground Floor  
Approximate Floor Area  
455.31 sq ft  
(42.30 sq m)

First Floor  
Approximate Floor Area  
298.16 sq ft  
(27.70 sq m)

Outbuilding  
Approximate Floor Area  
85.35 sq ft  
(7.93 sq m)

Approximate Gross Internal Area (Excluding Outbuilding) = 70.0 sq m / 753.47 sq ft  
Illustration for identification purposes only, measurements are approximate, not to scale.

Energy Efficiency Rating	
Current	Potential
	85
	62

Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential

Pearson  
Keehan