



47, Graham Crescent, Brighton, BN41 2YA

**Spencer
& Leigh**

47, Graham Crescent,
Brighton, BN41 2YA

£1,350 PCM -

- Detached bungalow
- Three good size bedrooms
- Spacious Lounge/Diner
- Fitted high gloss kitchen
- Modern white bathroom suite with shower over bath & separate WC
- Lawn rear garden
- Shared driveway & garage
- Available June 2021, unfurnished
- Popular location
- Exclusive to Spencer & Leigh

This detached bungalow features three good size bedrooms, a white fitted kitchen with high gloss units and integrated appliances, a bathroom suite with thermostatic shower over the bath and separate WC. The lounge/dining room measures an impressive 21' with windows overlooking the rear garden. Further benefits include neutral decorative theme throughout and gas fired central heating. Outside the garden is a good size with mature shrubs and trees. Parking is provided by a wide shared driveway and a garage. The property will be available mid June 2021 on a long term and unfurnished basis. Being situated in a popular residential location, the property is ideally located to take advantage of nearby shops, schools and a regular bus service to the city centre. Viewing is highly recommended by Spencer & Leigh.



Located in a quiet residential area with local shops in Graham Avenue or Tesco's, M&S and Next a 10 minute drive away at Holmbush Centre. Road networks into and out of the city are easily accessible as are buses located on Chalky Road or Graham Avenue. Mile Oak Primary School is less than a 10 minute walk away.



Entrance hall

Bathroom

Kitchen

12'3 x 8'3

Lounge/Diner

21'3 x 10'5

Bedroom

10'5 x 9'0

Bedroom

14'2 x 7'6

Bedroom

13'0 x 11'2

W.C

Every care has been taken in preparing our sales particulars and they are usually verified by the vendor, We do not guarantee appliances, electrical fittings, plumbing, etc; you must satisfy yourself that they operate correctly. Room sizes are approximate. Please do not use them to buy carpets or furniture. We cannot verify the tenure as we do not have access to the legal title. We cannot guarantee boundaries or rights of way. You must take the advice of your legal representative.

t: 01273 565566

w: www.spencerandleigh.co.uk



Starting out at Spencer & Leigh
10 South Street, Portslade, Brighton BN41
2LE

Head north on South Street toward High
Street

Follow the road and turn right onto Valley Rd

Turn right onto Chalky Road

Turn left onto Graham Avenue

Turn right onto Graham Crescent

Turn left to stay on Graham Cres

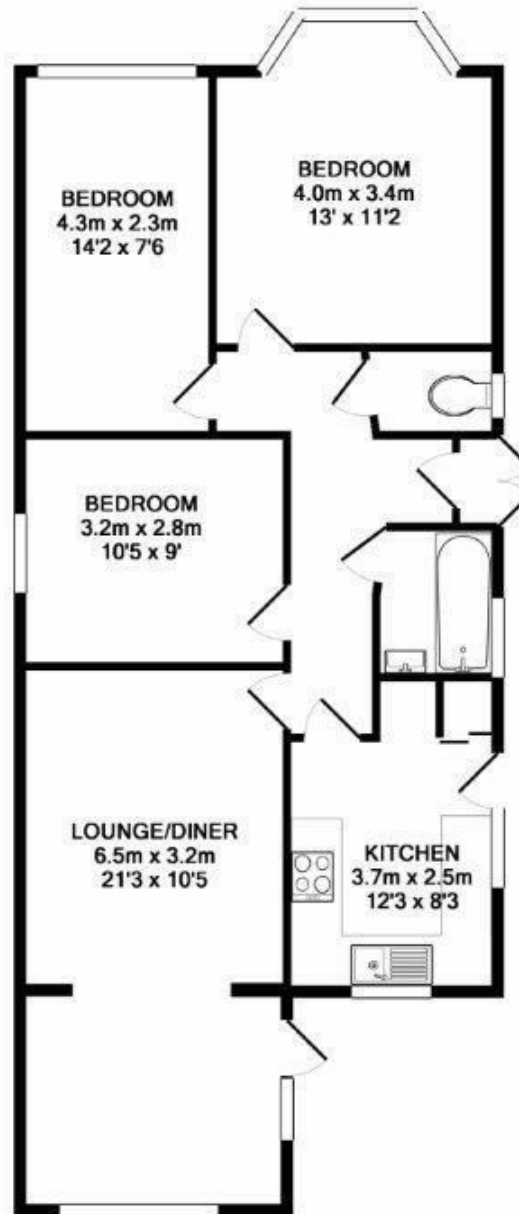
Destination will be on the right

Council:-

Council Tax Band:-

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		75
(55-68) D		
(39-54) E	42	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Spencer & Leigh



TOTAL APPROX. FLOOR AREA 71.5 SQ.M. (770 SQ.FT.)
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