

PHILLIPS & STILL



- A Delightful 4 Bedroom Semi Detached House
- Large West Facing Rear Garden
- Share Drive To Garage
- Fantastic Sought After Family Area

Graham Avenue, Brighton, BN1 8HB

Offers In Excess Of £675,000-

An opportunity to acquire this semi detached property which is arranged over three floors and situated in one of Patcham's premier roads, close to many popular schools and Preston Park Station. The rear garden is an exceptional size and west facing making it one of the main selling features.



Property Description

Take a look at this delightful semi-detached house, situated in this quaint village in Patcham. Which is a thriving suburb with tree lined avener, generous family homes and fantastic transport links. The last ten years has seen further regeneration to area as more and more familiar move form the City Centre to find homes with more Space; Surrounded by greenery and fresh air: Withdean Sports Complex which is around the corner, and the city centre shopping districts and beach are also within easy each by bus or car. This house also offers easy access to Preston Park Station. the A27 and A23, all with direct and fast links to Gatwick and London for frequent travellers.

The property itself offers a generous accommodation ad comprises of two reception rooms, kitchen, conservatory, four bedrooms, one being an en suite shower room and the other a family bathroom. The piece de- resistance has to be the exceptional sized west facing rear garden which is a real sun trap and perfect for children to let off some steam. This is the ideal place in the summer for the family to enjoy some alfresco dining. There is also a shared drive to a garage and ample street parking, which is free!



In regard to local school's there is Westdene Primary, Patcham Infants and Junior and Secondary, Varndean and college, Balfour and Dorothy Stringer Secondary. Which are all close by and within walking distance.



Accommodation

GROUND FLOOR

ENTRANCE HALL

SITTING ROOM
12' 0" x 11' 9" (3.66m x 3.58m)

DINING ROOM
12' 0" x 11' 0" (3.66m x 3.36m)

KITCHEN
8' 8" x 8' 3" (2.65m x 2.52m)

CONSERVATORY
19' 4" x 6' 4" (5.91m x 1.95m)

CLOAKROOM

FIRST FLOOR

BEDROOM FOUR
7' 5" x 7' 3" (2.28m x 2.23m)

BEDROOM TWO
12' 0" x 11' 10" (3.66m x 3.61m)

BEDROOM THREE
12' 0" x 11' 0" (3.66m x 3.35m)

FAMILY ROOM

SECOND FLOOR

BEDROOM FOUR
18' 9" x 15' 3" (5.72m x 4.65m)

EN SUITE SHOWER ROOM

EAVES STORAGE

OUTSIDE

FRONT GARDEN

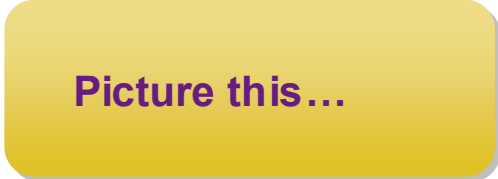
REAR GARDEN

SHARED DRIVE

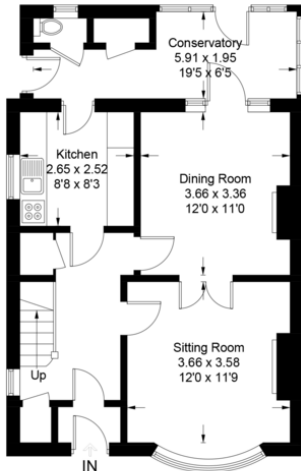
GARAGE
16' 3" x 7' 10" (4.95m x 2.39m)

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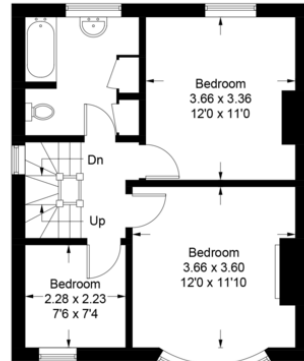
Approximate Gross Internal Area = 141.0 sq m / 1518 sq ft
 Garage = 12.0 sq m / 129 sq ft
 Total = 153.0 sq m / 1647 sq ft



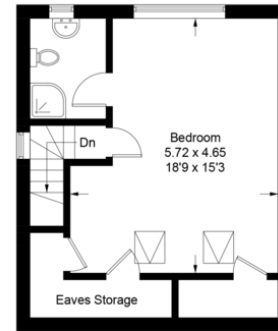
(Not Shown In Actual Location / Orientation)



Ground Floor



First Floor

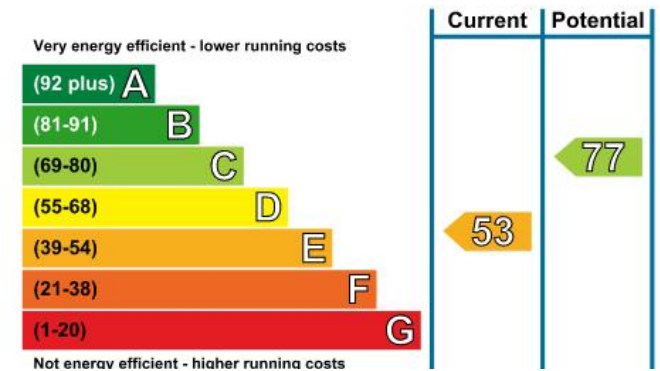


Second Floor

Illustration for identification purposes only, measurements are approximate, not to scale.
 Imageplansurveys @ 2023

What better way to come home after a long day and relax in your very own private garden. Soak up some sun whilst drinking a glass of your favourite wine.

If you're feeling slightly more adventurous then why not hop onto a bus or even take a stroll into the centre of town. Here you can really soak up Brighton & Hove's cosmopolitan atmosphere by exploring around the wide range of bars, shops



Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements

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