



**GOLDIN
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**FOR
SALE**

Graham Crescent, Portslade, BN41 2YA

£450,000

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An excellently presented four-bedroom semi-detached house situated in this highly regarded residential location. Complete with patio garden, detached garage and off-road parking, properties of this standard are highly sought-after and early and internal viewing is highly recommended.





Rooms & Sizes

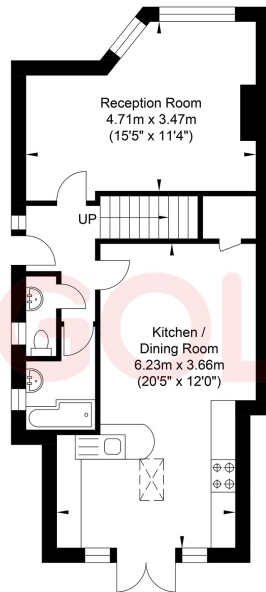
- Reception Room: 15' 5" x 11' 4"
- Kitchen/Dining Room: 20' 5" x 12'
- Cloakroom
- Bathroom
- Bedroom: 11' 1" x 9' 10"
- En Suite Shower Room
- Bedroom: 11' 11" x 7' 10"
- Study: 10' 7" x 7' 3"
- Bedroom: 9' 11" x 9' 2"
- Bedroom: 10' 2" x 9' 3"
- Garage: 18' 11" x 8' 3"

Further Information

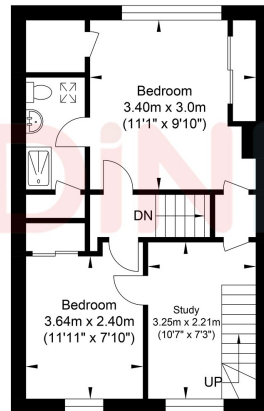
Arranged over three floors, the accommodation comprises on the ground floor a bright and spacious living room with feature fireplace, modern bathroom, separate cloakroom, and an excellently sized through kitchen/diner with stylish fitted kitchen, breakfast bar, and double doors to the rear garden. To the first floor, there is a spacious landing currently arranged as a study and two double bedrooms – with the master benefiting from an en suite shower room. Stairs to the second-floor lead to two further double bedrooms and access to storage space in the eaves. To the rear of the property is a delightful patio garden with uPVC double glazed door to the garage and handy side access to the front. The property is bright and spacious throughout and is presented in excellent decorative order.

Graham Crescent is situated in this sought-after residential location close to the South Downs, local shops and amenities, and Mile Oak recreational grounds. Both the A27 and the Old Shoreham Road are within a few minutes' drive, and local buses provide regular services to Portslade Town centre and central Brighton & Hove.

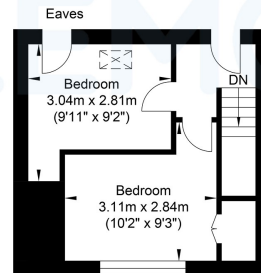
Graham Crescent



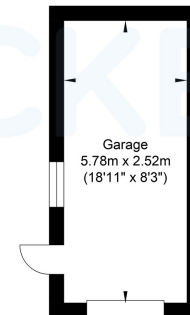
Ground Floor
Approximate Floor Area
491.48 sq ft
(45.66 sq m)



First Floor
Approximate Floor Area
393.20 sq ft
(36.53 sq m)



Second Floor
Approximate Floor Area
222.70 sq ft
(20.69 sq m)



Garage
Approximate Floor Area
156.83 sq ft
(14.57 sq m)



Approximate Gross Internal Area = 117.45 sq m / 1264.22 sq ft
Illustration for identification purposes only, measurements are approximate, not to scale.

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SELLING SOMETHING SIMILAR?

Get in touch for a free, no obligation valuation.
Call 01273 777123 or email property@goldinlemcke.com

| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+ | A | | |
| 81-91 | B | | |
| 69-80 | C | | 76 C |
| 55-68 | D | 58 D | |
| 39-54 | E | | |
| 21-38 | F | | |
| 1-20 | G | | |

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The above information has been provided by the vendor in good faith, but will need verification by the purchaser's solicitor. Any areas, measurements or distances referred to are given as a guide only and are not precise. Floor plans are not drawn to scale and are provided only to help illustrate the general layout of the property. The mention of any appliances and/or services in this description does not imply that they are in full and efficient working order and prospective purchasers should make their own investigations before finalising any agreement to purchase. It should not be assumed that any contents, furnishings or other items shown in photographs (which may have been taken with a wide angle lens) are included in the sale. Any reference to alterations to, or use of, any part of the property is not a statement that the necessary planning, building regulations, listed buildings or other consents have been obtained. We endeavour to make our details accurate and reliable, but they should not be relied on as statements or representations of fact and they do not constitute any part of an offer or contract. The seller does not give any warranty in relation to the property and we have no authority to do so on their behalf.