

Sawyer & Co.
sales & lettings



Graham Avenue, Patcham

East Sussex

Offers in Region of £575,000



Graham Avenue, Patcham

Well-situated in the Patcham area, a short distance from the beautiful South Downs, with central Brighton easily accessible, a **THREE BEDROOM, SEMI-DETACHED HOUSE** with a **GENEROUSLY-SIZED WEST-FACING REAR GARDEN & SHARED DRIVEWAY.**

Located in family-friendly Patcham, this attractive property is classically arranged across two floors. The ground floor comprises two reception rooms to the front and rear of the property, a good-sized kitchen/diner and a downstairs W/C. Adjoining the rear reception room, a generous sun room overlooks the gardens, providing a bright and relaxing space at any time of the year. Upstairs, there are two double bedrooms, along with a third bedroom perfect as a single bedroom, home office or nursery. A bathroom with a bath and a separate shower completes the accommodation of this lovely home.

Outside, the west-facing rear garden is a particular feature of the property. Laid out with mature planted borders, a lawn and a decked seating area, it offers generous space for both relaxing and entertaining, with plenty of scope for further enhancement. To the front, a front garden with established palm trees creates an attractive first impression, while also setting the house back from the road to provide a sense of privacy.





The Local Area

Situated in the sought-after Patcham area of Brighton, this house is conveniently located for easy access to both Brighton and Preston Park mainline stations. Conveniently located bus stops on Carden Avenue and in Patcham Village provide routes across the city and to outlying areas. Nearby Patcham Village, Preston Drove, and London Road offer a large variety of shops, bars and restaurants, while closer to home, there are more amenities on Carden Avenue and Ladies Mile Road, including M&S Food and an Asda superstore.

With plenty of nearby green open spaces to choose from, Withdean Park and Preston Park are both within easy reach, while the breathtaking views of the South Downs are within easy reach. Local schools include Wishing Tree Nursery, Patcham Infant School and Nursery Class, Balfour Primary School and Dorothy Stringer, along with Patcham High School, Varndean School, Downs View Link College and Varndean College.

Further Information

This house is not currently located within a controlled parking zone and is in Council Tax band D, which was charged at £2,455.79 for 2025/26.

EPC rating - C / Council Tax - D / Parking - Not currently a controlled parking zone

Broadband & Mobile Phone Coverage - Prospective buyers should check the Ofcom Checker website

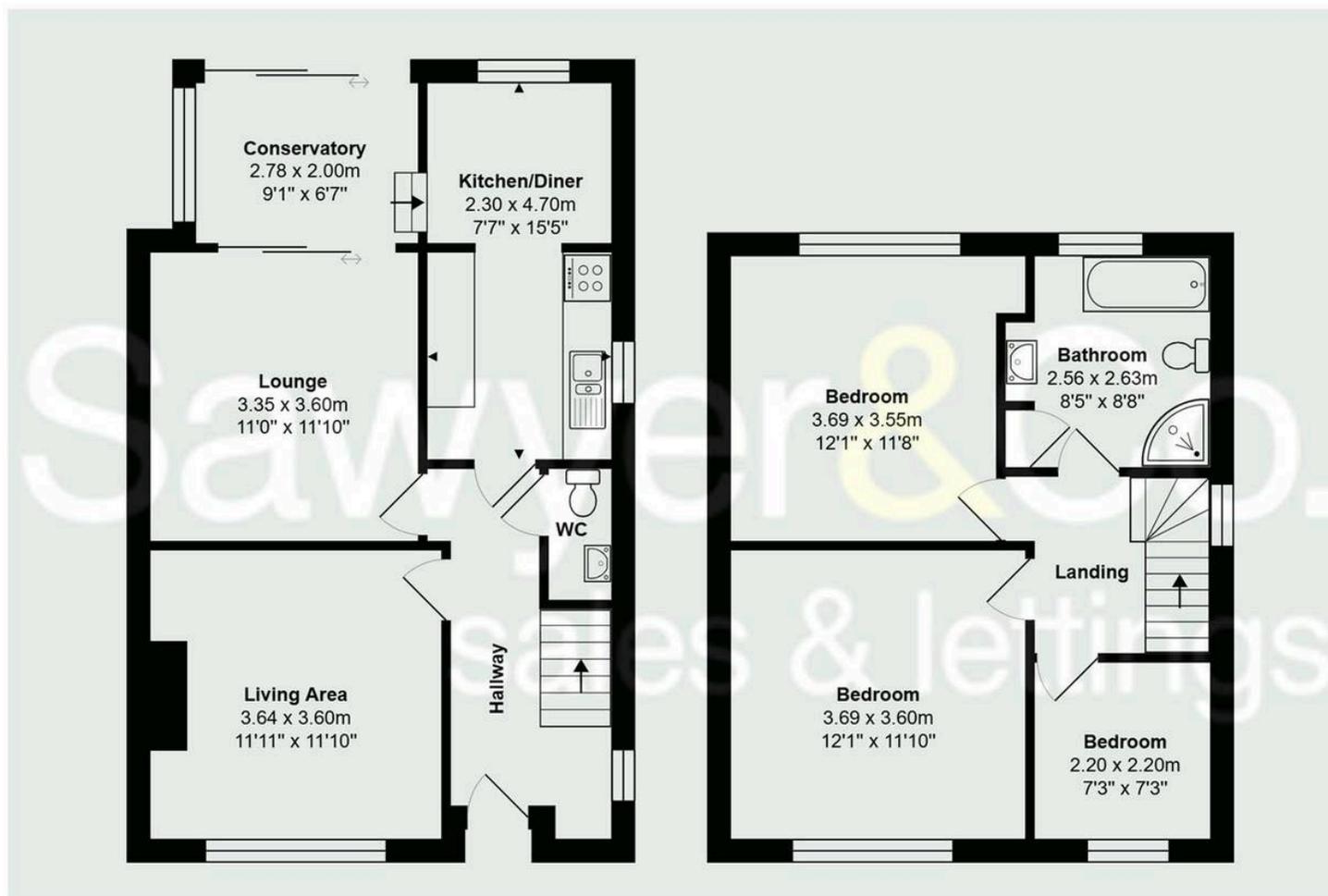
Planning Permissions - Please check the local authority website for any planning permissions that may affect this property or properties close by.

This information has been provided by the seller. Please obtain verification via your legal representative.









Ground Floor

First Floor

Total Area: 96.3 m² ... 1037 ft²

All measurements are approximate and for display purposes only.



Sawyer & Co- Brighton

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We wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes are approximate.