Spencer
&Leigh
1 Graham Avenue, Brighton, BN1 8HA

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Offers In Excess Of £850,000 Freehold

- Stunning detached residence
- Four spacious double bedrooms
- Generous lounge/dining room
- Modern kitchen/breakfast room
- Beautiful conservatory
- Two family bathrooms & three en-suites
- Utility room & Office
- Versatile cellar
- Delightful rear garden
- Private driveway for several vehicles

This stunning family home is located on the highly sought-after Graham Avenue. Boasting 2913 sq ft of space, this unique property is being offered for sale with no onward chain. As you step inside, you are welcomed by a spacious hall leading into a vast living/dining room (29.11' x 24.4') with a built-in gas fire and stone surround. Double doors then lead you to the beautiful conservatory that overlooks the charming rear garden. The modern fitted kitchen/breakfast room with underfloor heating and integrated appliances is perfect for family gatherings. The utility room provides ample storage space, along with a washing machine and tumble dryer. There is an office situated off the utility room with access to the front of the property. The ground floor also features a stylish bathroom with a jacuzzi bath and underfloor heating, a spacious bedroom with fitted wardrobes, an en-suite double shower, and a separate W.C. The first-floor landing leads to a stylish family bathroom with a corner bath and the main bedroom, which benefits from a dressing room and en-suite bathroom with jacuzzi bath and separate shower cubicle. There are two further double bedrooms on this floor, both with fitted wardrobes and one with an en-suite bathroom. The attractive rear garden is secluded with mature shrubs and perfect for entertaining, featuring an artificial turf area, patio, raised decked terrace with inset lighting overlooking the pond, hot and cold outside taps, and a gate giving side access. The cellar can be used as storage or converted into a second office (subject to usual consent). A wide block-paved private driveway provides off-street parking for several vehicles. This beautiful home is a must-see, and internal inspection is highly recommended.

Council Tax Band D: £2,227.91 2023/2024

Graham Avenue is ideally situated for all amenities including local shops and supermarkets including M & S food and Asda stores, what are considered to be good schools and colleges are nearby as well as a selection of restaurants. There is easy access to all travel networks including buses in and out of the city as well as railway links to London and along the coast.

Entrance

Entrance Hallway

Living / Dining Room
29'11" x 24'4"

Conservatory
17'1" x 14'10"

Kitchen / Breakfast Room
14'11" x 14'10"

Utility Room
20'2" x 7'3"

Bedroom
16'7" x 14'9"

En-suite Shower & Toilet

Family Bathroom

Office

Stairs Rising to First Floor

Bedroom
19'2" x 15'8"

En-Suite Bathroom

Eaves Storage

Bedroom
15'8" x 12'11"

En-Suite Bath/Shower Room

Eaves Storage

Bedroom
14'7" x 11'5"

Eaves Storage

Family Bathroom

OUTSIDE

Cellar
17'0" x 14'6"

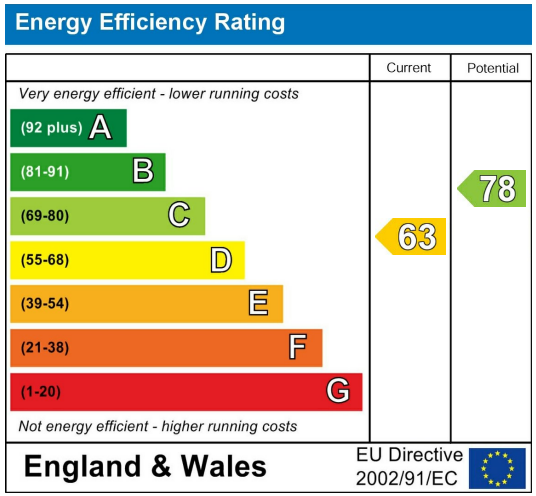
Rear Garden

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

Council:- BHCC
Council Tax Band:- D



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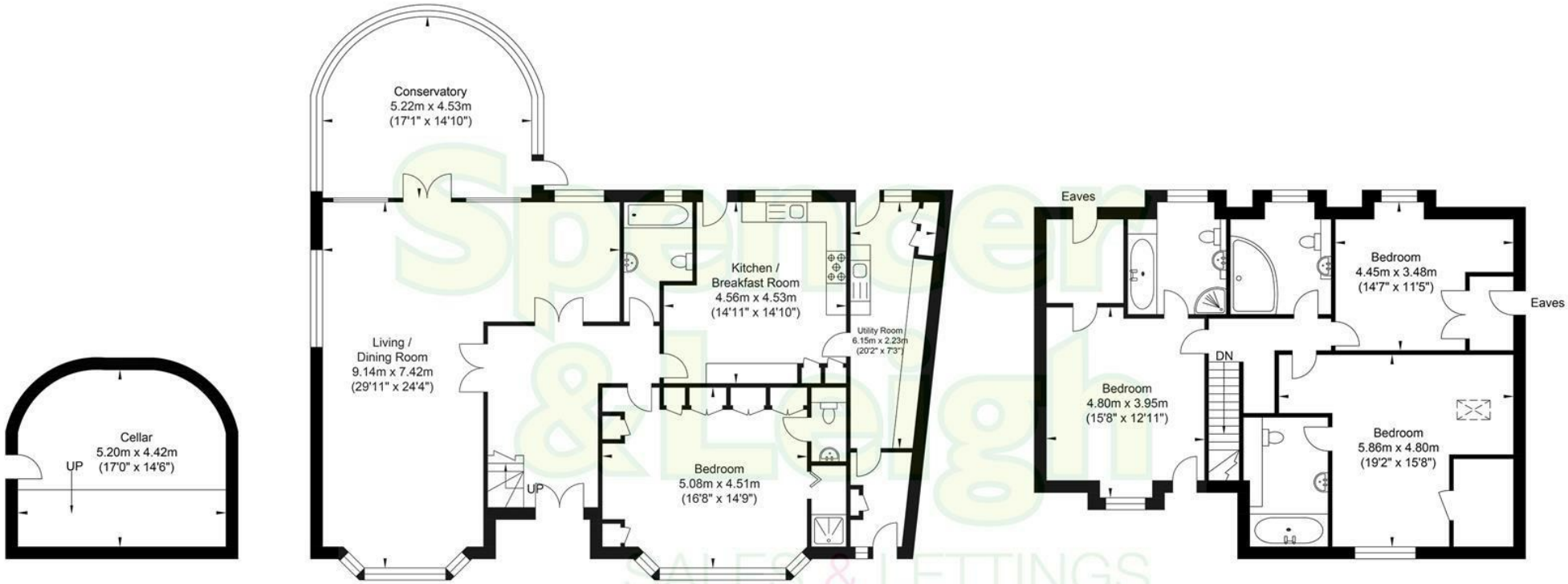

Lower Ground Floor
Approximate Floor Area
230.45 sq ft
(21.41 sq m)

Ground Floor
Approximate Floor Area
1670.32 sq ft
(155.17 sq m)

First Floor
Approximate Floor Area
1012.21 sq ft
(94.03 sq m)

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Approximate Gross Internal Area = 270.70 sq m / 2913 sq ft
Illustration for identification purposes only, measurements are approximate, not to scale.

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