

95 Graham Crescent, Brighton, BN41 2YA

Spencer
& Leigh



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Brighton, BN41 2YA

Price £375,000 - Freehold

- Semi Detached Family Home
- Extended Kitchen/Diner
- Three First Floor Bedrooms
- Main Bedroom En-Suite
- Favoured Southerly aspect
- Low Maintenance Decked Garden
- Additional Garage
- Potential to convert the loft space STNC
- Newly installed Plantation Shutters
- Exclusive to Spencer & Leigh

This delightful semi-detached property has been in the same family since it was originally bought off-plan. Now is the perfect time for new owners to recognize the potential this home offers while providing a lovely environment to raise their own family. Previously extended, the property boasts a south-facing garden and three bedrooms—truly not to be missed!

Upon entering, the layout splits in two directions. To the front, you'll find a cozy lounge featuring newly installed plantation shutters and a gas fire. To the rear, the extended kitchen/diner benefits from a bright south-facing aspect, which enhances the recently installed kitchen complete with integrated appliances. Although some modernisation is needed, the ground floor also includes a separate bathroom and W/C.

Stairs in the centre of the property lead to the first floor, where there are three bedrooms. The main bedroom occupies the front portion of the house, complete with the same plantation shutters found downstairs and an en-suite shower room. The two additional bedrooms at the rear ensure ample space for the whole family.

Outside, the property backs onto recreational grounds, ensuring it is not overlooked. The southerly aspect allows for sun enjoyment throughout the day from the decked garden. A convenient garage offers storage and parking options. Additionally, some neighbouring properties have converted their lofts to create a third floor, providing potential for further expansion, subject to necessary approvals.

Early viewing is highly recommended to truly appreciate all this family home has to offer!



Situated in this convenient location being within a few minutes walk of Portslade Aldridge Community Academy & Mile Oak Primary School. Sainsbury's supermarket & Boundary Road, offering a variety of shopping facilities, are both within easy reach. Access to the A27 is moments away and bus links in and out of the city are easily accessible.



Entrance
Entrance Hallway
Living Room
16' x 11'3
Kitchen/Dining Room
19'1 x 10'1
G/f Bathroom
G/f Cloakroom
Stairs rising to First Floor
Bedroom
16' x 9'11
En-suite Shower Room/WC
Bedroom
10'7 x 8'4
Bedroom
7'6 x 7'4
OUTSIDE
Rear Garden
Garage
17'1 x 8'6
Property Information
Council Tax Band C: £2,078.28 2024/2025
Utilities: Mains Gas and Electric. Mains water and sewerage
Parking: Garage, Shared Driveway and un-restricted on street parking
Broadband: Standard 8Mbps, Superfast 67Mbps & Ultrafast 1800Mbps available (OFCOM checker)
Mobile: Good coverage (OFCOM checker)

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

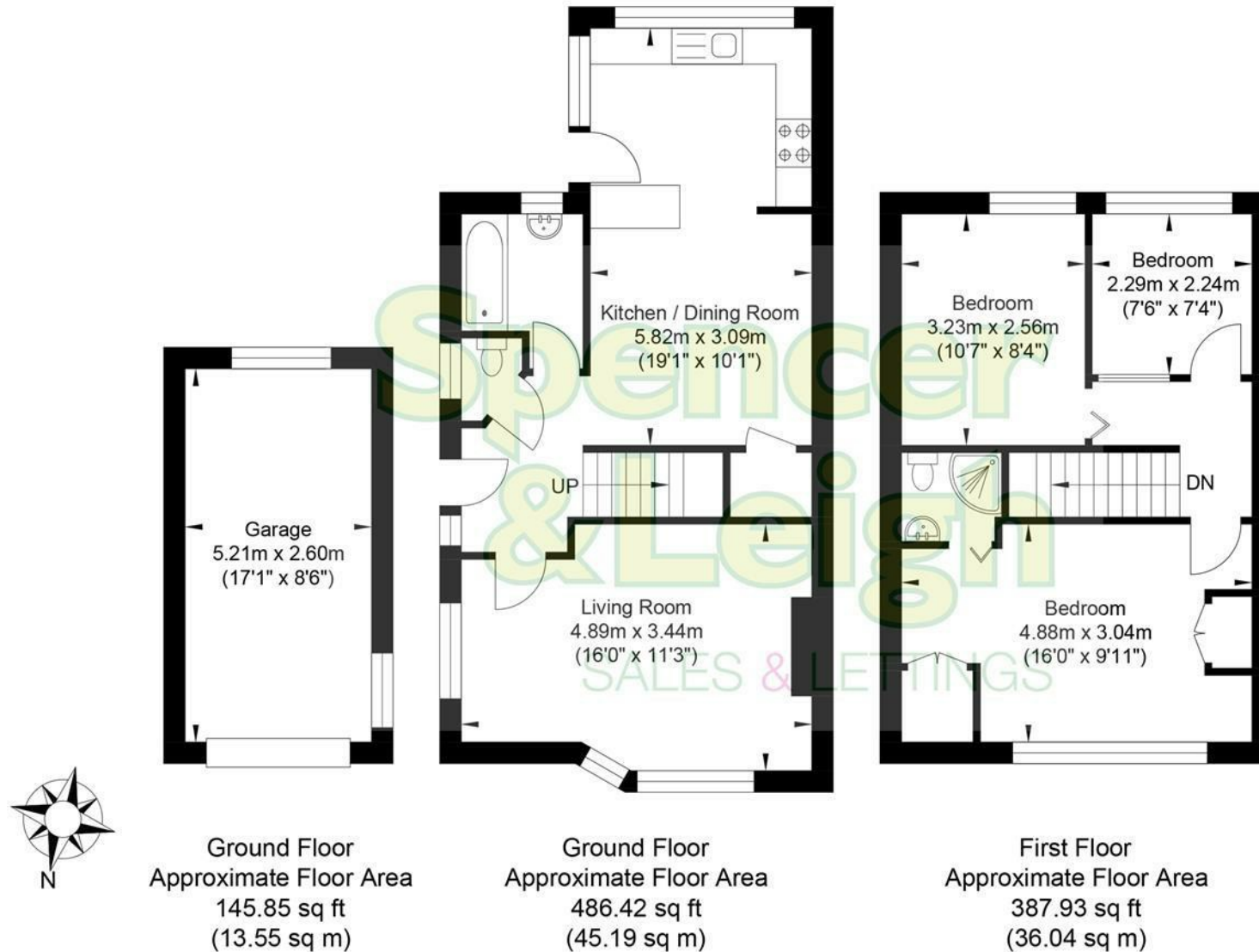


Council:- BHCC
Council Tax Band:- C

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		85
(81-91) B		
(69-80) C		
(55-68) D	54	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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Approximate Gross Internal Area (Excluding Garage) = 81.23sq m / 874.35 sq ft
Illustration for identification purposed only, measurements are approximate, not to scale.