

Spencer  
& Leigh

59 Graham Avenue, Patcham, Brighton, BN1 8HB

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Guide Price £600,000 - £650,000 Freehold

- Semi detached family home
- Three bedrooms
- Sought after residential road within Patcham
- Potential to extent, STNC
- Two reception rooms & conservatory
- Four piece first floor family bathroom & G/f cloakroom/WC
- Well presented throughout
- Mature westerly facing rear garden
- Shared driveway leading to a vehicle hardstanding
- Internal inspection highly recommended

GUIDE PRICE £600,000 - £650,000

This beautifully presented three-bedroom semi-detached house is situated on one of Patcham's most sought-after streets, providing easy access to schools for all ages, bus routes to the city center, and local shops.

The property features a formal family room at the front, alongside a separate living room that opens into a double-glazed conservatory at the rear. The modern galley-style kitchen has been extended to accommodate a breakfast table and chairs. Additionally, there is an extended four-piece bathroom and a convenient downstairs cloakroom with a WC. The property benefits from many original features, including a solid oak front door.

There is further potential to extend the property at the rear and into the roof space, subject to obtaining the necessary permissions. Similar neighbouring homes have expanded to include additional bedrooms and en-suites.

The house includes a large west-facing rear garden with a level lawn, shed, decked area, apple trees, and mature shrubs, as well as a formal garden at the front. Access to the vehicle hardstanding is provided via a shared driveway, which provides a handy space for extra parking.



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  
Family Room  
11'11 x 11'9  
Living Room  
11'8 x 10'11  
Conservatory  
9'1 x 6'6  
Kitchen/Dining Room  
15'5 x 7'6  
G/f Cloakroom  
Stairs rising to First Floor

Bedroom  
12'1 x 11'8  
Bedroom  
11'11 x 11'10  
Bedroom  
7'4 x 7'2  
Family Bath/Shower Room

OUTSIDE  
Rear Garden

Property Information  
Council Tax Band D: £2,455.79 2025/2026  
Utilities: Mains Gas and Electric. Mains water and sewerage  
Parking: Shared driveway, Hardstanding and un-restricted on street parking  
Broadband: Standard 15 Mbps, Superfast 57 Mbps, Ultrafast 1800 Mbps 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.

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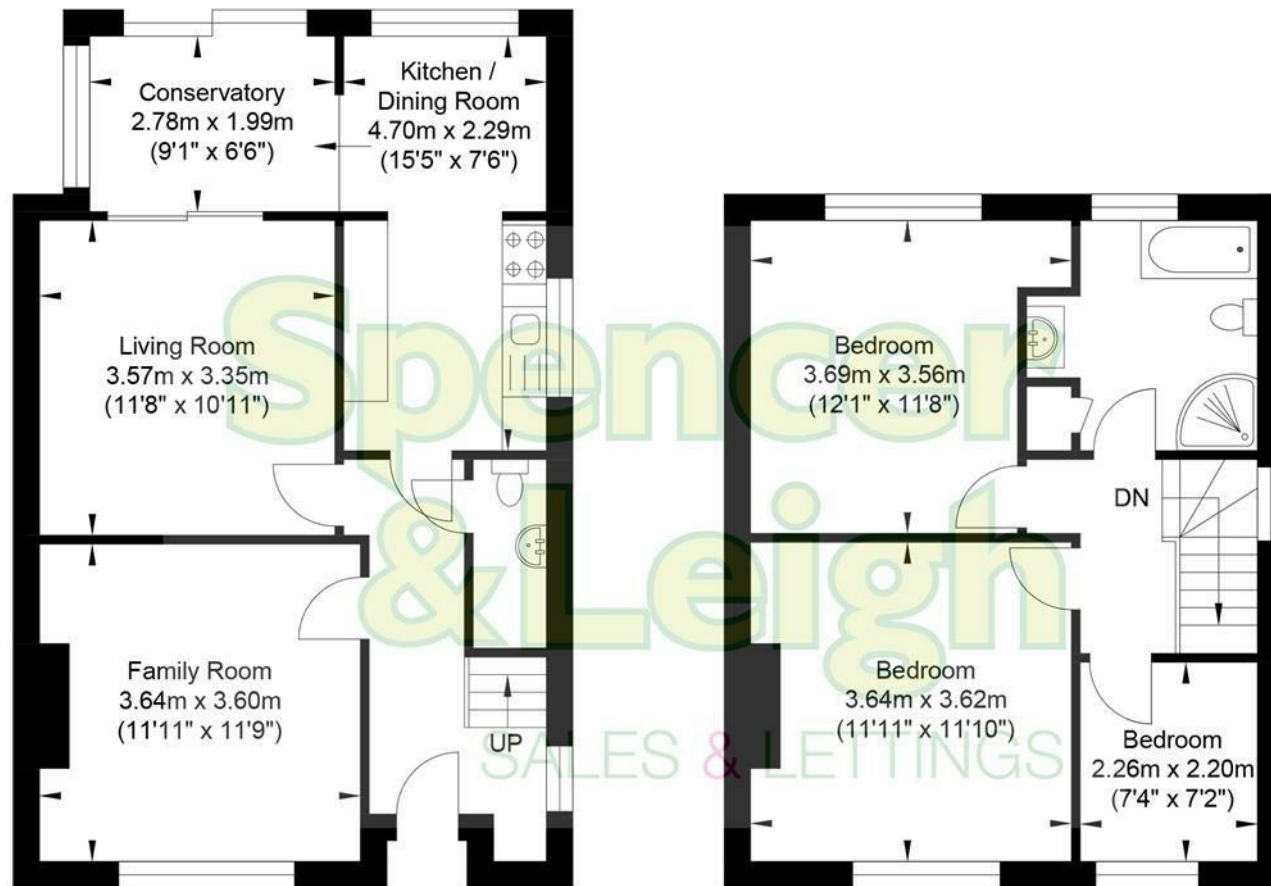


Council:- BHCC  
Council Tax Band:- D

| Energy Efficiency Rating                    |         |                         |
|---------------------------------------------|---------|-------------------------|
|                                             | Current | Potential               |
| Very energy efficient - lower running costs |         |                         |
| (92 plus) A                                 |         |                         |
| (81-91) B                                   |         |                         |
| (69-80) C                                   |         |                         |
| (55-68) D                                   |         |                         |
| (39-54) E                                   |         |                         |
| (21-38) F                                   |         |                         |
| (1-20) G                                    |         |                         |
| Not energy efficient - higher running costs |         |                         |
| 71                                          |         | 79                      |
| England & Wales                             |         | EU Directive 2002/91/EC |

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Ground Floor  
Approximate Floor Area  
558.21 sq ft  
(51.86 sq m)



First Floor  
Approximate Floor Area  
449.93 sq ft  
(41.80 sq m)

Approximate Gross Internal Area = 93.66 sq m / 1008.14sq ft

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