



Graham Close, Portslade, BN41 2YE
Offers In The Region Of £300,000 Freehold



- Three Bedrooms
- Lounge
- Kitchen/Breakfast Room
- Bathroom & Separate Wc
- Great size Rear Garden
- Garage
- Needs Updating Throughout
- Chain Free

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			85
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		43	
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

This chalet style SEMI DETACHED HOUSE is located in a popular and quiet close near to local amenities. THREE BEDROOMS, lounge, kitchen/breakfast room, bathroom, separate wc, great sized garden, 18 FT GARAGE, needs updating throughout, CHAIN FREE

ENTRANCE HALL

via a upvc double glazed front door, stairs to the first floor, radiator, frosted upvc double glazed window, doors to

LOUNGE

15'8 11'7 (4.78m 3.53m)

fitted gas fire with back boiler, radiator, coving, three wall lights, dimmer switch, dual aspect upvc double glazed windows

KITCHEN/BREAKFAST ROOM

10'6 x 10' (3.20m x 3.05m)

comprising of a sink unit, adjacent working surfaces, base and eye level units, space for cooker and fridge freezer, space and plumbing for washing machine, space for table, walk in cupboard, double glazed windows and a frosted upvc double glazed door leading to the garden

BATHROOM

comprising of a panelled bath with separate overhead shower, pedestal wash hand basin, radiator, part tiled walls, frosted upvc double glazed window

SEPARATE WC

comprising of a low level wc, frosted upvc double glazed window

FIRST FLOOR LANDING

loft access via a retractable ladder, boarded, shelving, power and light, velux window

BEDROOM ONE

15'8 x 9'8 (4.78m x 2.95m)

built in airing cupboard housing lagged tank and linen shelves, radiator, fitted wardrobe, eaves cupboard, upvc double glazed window

BEDROOM TWO

12'1 x 7'9 (3.68m x 2.36m)

fitted wardrobe radiator, upvc double glazed window

BEDROOM THREE

7'5 x 7'4 (2.26m x 2.24m)

radiator, upvc double glazed window

REAR GARDEN

a good size with hardstanding adjacent to the property, area of lawn, flower and shrub beds, large garden shed/workshop,

FRONT GARDEN

mainly laid to lawn, flower and shrub beds, NB potential for off road parking

DETACHED GARAGE

18' x 9'5 (5.49m x 2.87m)

above average size, window, rear door, additional parking directly in front, access via a shared drive

THE LOCATION

in a sought after cul de sac that is close to local shops, schools and amenities and within just a few minutes' drive of both the A27 and the Old Shoreham Road. Local buses provide regular services to Portslade Town centre and mainline railway station, Hove and Brighton. The Holmbush Centre and Sainsbury's West Hove store are also both within a few minutes drive

Council Tax Band C



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