



Graham Crescent, Portslade, BN41 2YA
£350,000 Freehold

- Extended Semi
- Three Bedrooms
- Two Reception Rooms
- Kitchen
- Bathroom & Separate WC
- South Facing Garden
- Garage & Off Road Parking



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		87
(81-91) B		
(69-80) C		
(55-68) D	65	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

This EXTENDED SEMI detached house is in a very convenient location close to many amenities. THREE BEDROOMS, lounge, dining room, kitchen, MODERN BATHROOM, separate wc, GARAGE & OFF ROAD PARKING, SOUTH FACING GARDEN

ENTRANCE HALL

frosted upvc double glazed window, tiled floor, stairs to the first floor, doors to

LOUNGE

15'6 x 11'6 (4.72m x 3.51m)

feature fire place with inset log burner and wood surround, coving, maple wood flooring, radiator, upvc double glazed bay window

KITCHEN/DINING ROOM

19'10 x 10' (6.05m x 3.05m)

comprising of a 1 1/2 bowl inset sink unit, adjacent working surfaces, base and eye level units, space for range cooker, space and plumbing for a washing machine and dishwasher, space for tumble dryer, wall mounted 'IDEAL' gas combination boiler, part tiled walls, dual aspect upvc double glazed windows, frosted upvc double glazed door to the garden

DINING AREA

built in cupboard, radiator, space for fridge freezer, ample space for a table, square arch to

BATHROOM

a modern white suite comprising of a 'Whirlpool' bath with mixer tap and shower attachment and a curved glass shower screen, wash hand basin with cupboard under, ladder style heated towel rail, tiled walls, tiled floor, inset downlighters, frosted upvc double glazed window

SEPARATE WC

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

FIRST FLOOR LANDING

loft access, doors to

BEDROOM ONE

15'7 x 10' (4.75m x 3.05m)

built in wardrobe, radiator, eaves cupboard, upvc double glazed window

BEDROOM TWO

12'2 x 7'10 (3.71m x 2.39m)

Radiator, laminate flooring, upvc double glazed window

BEDROOM THREE

7'8 x 7'5 (2.34m x 2.26m)

radiator, upvc double glazed window

SOUTH FACING REAR GARDEN

paved patio adjacent to the house, area of decking with covered outside bar, area of lawn, further patio, BBQ with Chimney, SUMMERHOUSE 7'9 X 7' with double opening doors, rear access gate, outside tap

OFF ROAD PARKING

at the front of the property

DETACHED GARAGE

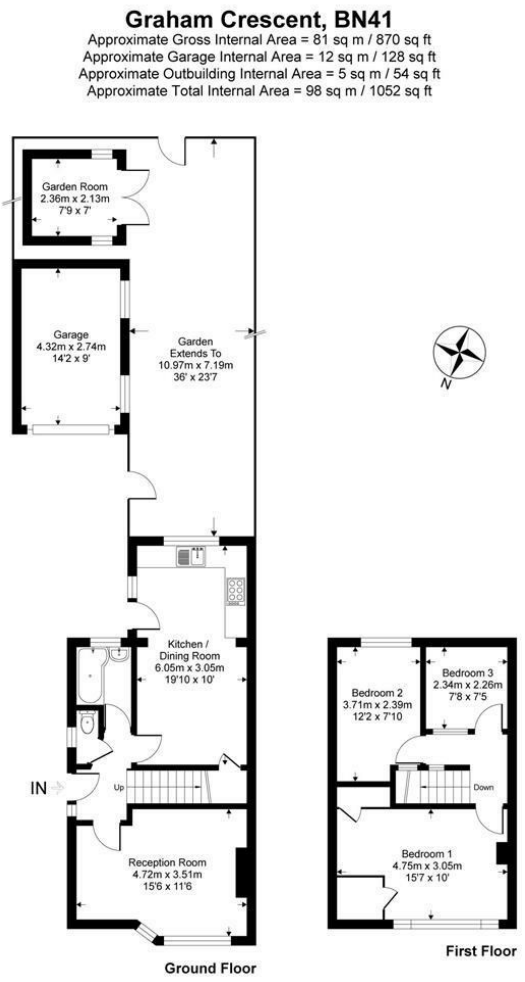
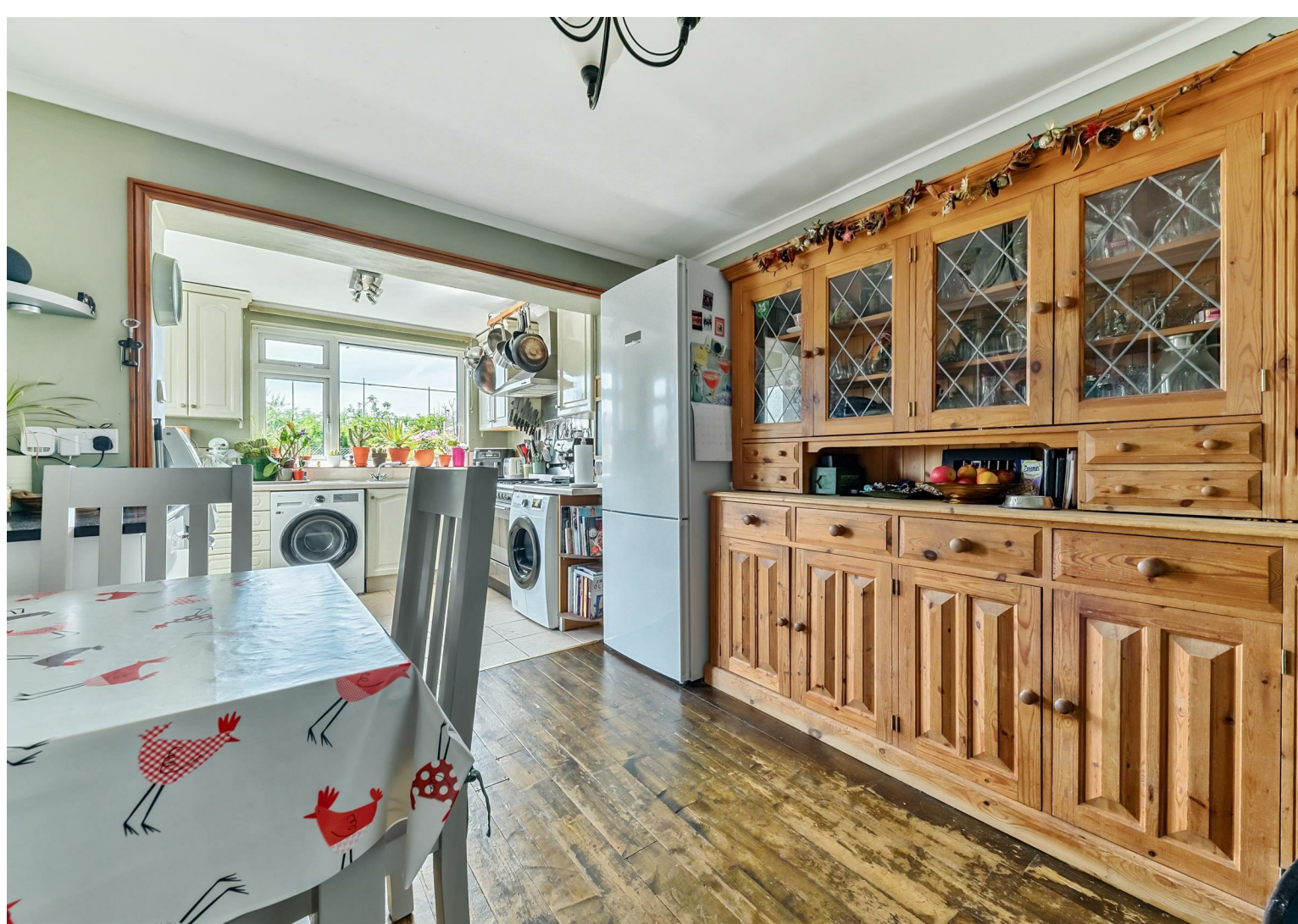
14'2 x 9' (4.32m x 2.74m)

up and over door, access via a shared drive

THE LOCATION

A very convenient location, close to the shops and amenities in Graham Avenue and local Schools 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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