

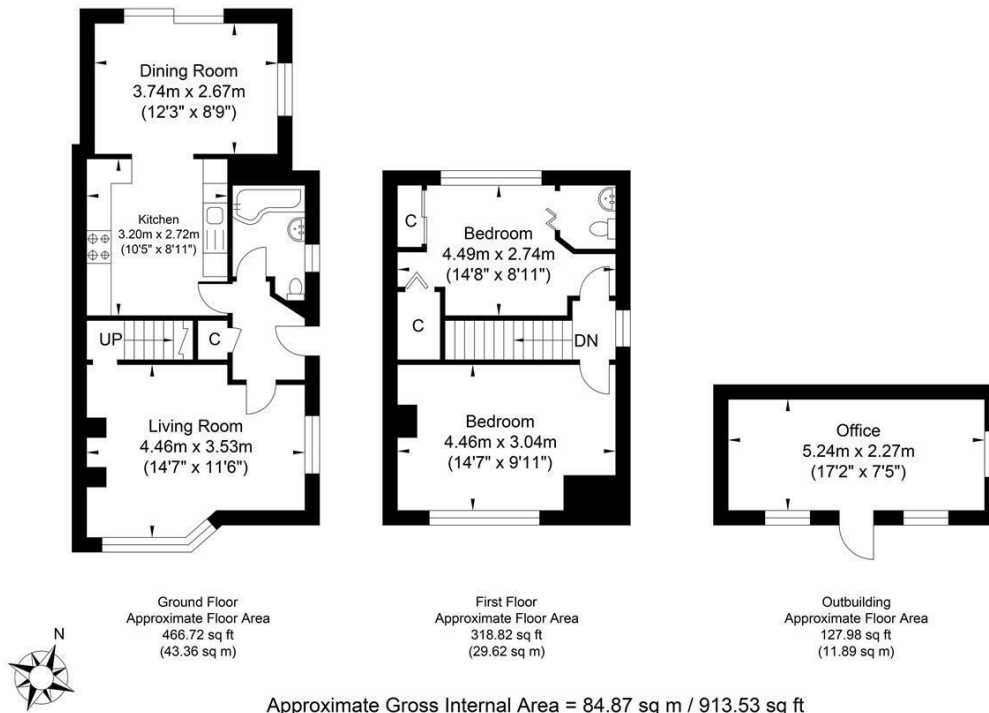


- Semi Detached Family Home
- Kitchen Diner
- Lounge
- Popular Location
- Two Double Bedrooms
- Garage Converted Into A Home Office
- En-Suite WC

## Graham Crescent

Price: £325,000 Freehold

# Graham Crescent



Cox & Co proudly presents this spacious and thoughtfully designed semi-detached family residence, boasting a range of appealing features. These include a garage that can double as a home office, a generously sized eat-in kitchen perfect for family gatherings, and a sunlit south-facing lounge. The property enjoys a prime location in the vibrant Portslade area, with convenient access to local shops, bus services, and reputable schools.

Spread across two levels, the interior of this home offers the following accommodations: two spacious double bedrooms, an ensuite WC conveniently located near the primary bedroom, a well-appointed family bathroom, an inviting reception hall, a south-facing lounge flooded with natural light, and a well-equipped kitchen that seamlessly transitions into a semi-open dining and living area.

Outside, the property features a front garden primarily designed for convenient car parking, a shared driveway leading to the versatile garage/home office space, and a gate granting access to the level, paved, and lawned rear garden. The residence is impeccably maintained and offers ample storage solutions, along with the added comforts of efficient gas central heating. Its exceptional location further enhances its desirability.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			88
(81-91) B			
(69-80) C			
(55-68) D		63	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales			EU Directive 2002/91/EC