



103 Graham Avenue, Portslade BN41 2WN

Asking Price Of £450,000

- FOUR/FIVE BEDROOM FAMILY HOME
- GOOD SIZE LIVING ACCOMODATION
- OFF ROAD PARKING
- CONVERTED GARAGE WITH ELECTRICS
- BEDROOM FIVE/OFFICE
- CHAIN ABOVE COMPLETE
- KITCHEN DINER
- SEPARATE LIVING ROOM

Whitlock & Heaps are delighted to present to market this four/five bedroom family home situated in this family area. This **TOP FLOOR LANDING** UPVC double glazed window offering good size accomodation boasts ample living space with a good natural light through kitchen diner and separate living room. The fifth bedroom is currently being used as an office so it can be **BEDROOM 4** UPVC double glazed window with easterly flexible dependent on requirements. The garage has been views, radiator. converted with electrics offering versatility. The house is brought to market with the onward chain already intact.

Bus routes operate locally making public transport into the city centre easy. Graham Avenue shops are a very short walk away, as well as Co Op and the array of eateries and cafés within the Old Village. Holmbush Shopping Centre and West Hove Sainsbury's are also a short drive away, both benefitting throughout from a petrol station. A27 slip roads are also closeby making commutes out of the city simple.

ENTRANCE HALL Radiator, thermostat.

KITCHEN Incorporating stainless steel single bowl sink unit with mixer tap and drainer, space for washing machine, dishwasher and fridge/freezer, 4-ring gas hob with oven below and extractor above, vinyl work surfaces with cupboards and drawers below with matching eye-level cupboards, understairs storage cupboard housing electrics and gas meter, radiator.

LIVING ROOM Dual South/west aspect, UPVC double glazed windows, radiator.

DINING ROOM South UPVC double glazed windows with bifolds to easterly facing rear garden.

SHOWER ROOM Tiled throughout. Shower unit, wash-hand basin, low level w.c., UPVC frosted window overlooking garden, heated towel rail.

SEPARATE W.C. Low level w.c., UPVC double glazed frosted window overlooking side.

FIRST FLOOR

BEDROOM 1 UPVC double glazed window with westerly views, radiator, door to:-

EN-SUITE Panelled bath with shower over, wash-hand basin, velux window, low level w.c., cupboard housing 'Vaillant' combi boiler being 6 months old, radiator.

BEDROOM 2 UPVC double glazed windows overlooking garden, cupboard hatch for storage, radiator.

BEDROOM 3/STUDY UPVC double glazed window overlooking garden, understair storage, radiator.

BEDROOM 5 UPVC double glazed velux window, radiator, eaves storage.

OUTSIDE

REAR GARDEN Being laid to patio to front and decked to rear, access to garage, side access, shed to rear, fenced

CONVERTED GARAGE Large space with electrics and electric radiator, UPVC double glazed window.

FRONT GARDEN Off Road parking for two cars with a shared

GRAHAM AVENUE

PORTSLADE

APPROXIMATE GROSS INTERNAL AREA (EXCLUDING OUTBUILDINGS / REDUCED HEADROOM)
1098 sq ft / 102 sq m
APPROXIMATE GROSS INTERNAL AREA (INCLUDING OUTBUILDINGS / REDUCED HEADROOM)
1230 sq ft / 114.3 sq m



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