



Graham Avenue | Portslade | BN41 2WN

Offers Over £450,000



We are delighted to offer for sale this extended three bedroom detached bungalow with raised sun trap rear garden benefitting from panoramic views.



Key Features

- Popular Portslade Location
- No Onward Chain
- Scope For Extension (Stnpc)
- Sun Trap Rear Garden With Panoramic Downland And Sea Views
- Open Plan Living Room
- Newly Fitted Kitchen
- Modern Fitted Bathroom
- Detached Office/Garden Room
- Off Road Parking
- Three Bedroom Detached Bungalow



3 Bedrooms



1 Bathroom



1 Reception Room

INTERNAL

SPACIOUS ENTRANCE HALL Comprising wood effect laminate flooring, radiator, recessed spotlights.

OPEN PLAN LOUNGE/KITCHEN/DINING ROOM North & East aspect. Comprising wood effect laminate flooring throughout, feature skylight, bi-folding doors leading to the rear garden, recessed spotlights and recessed led ceiling lighting.

Lounge area: Comprising feature media wall with space for wall mounted tv, built in led fire.

Kitchen/Dining Area: Comprising double glazed window, fitted range of contemporary cupboards and drawers, single drainer sink unit with mixer tap, tiled splashbacks, inset gas hob with contemporary extractor fan over, built in oven with microwave oven above, other integrated appliances include fridge/freezer and dishwasher.

BEDROOM ONE South aspect. Comprising double glazed bay window, further double glazed window, radiator, carpeted flooring, recessed led ceiling lighting, separate dressing area.

BEDROOM TWO Comprising skylight, radiator, carpeted flooring.

BEDROOM THREE South aspect. Comprising double glazed window, radiator, carpeted flooring.

MODERN BATHROOM East aspect. Comprising obscure glass double glazed window, low flush wc, hand wash basin with vanity unit below, panel enclosed bath with a mixer tap and shower attachment, integrated shower with shower head over and additional shower attachment, wall mounted ladder style heated towel rail, fully tiled walls, tiled flooring, extractor fan, recessed spotlights.

EXTERNAL

FRONT GARDEN Paved driveway providing off road parking for multiple cars.

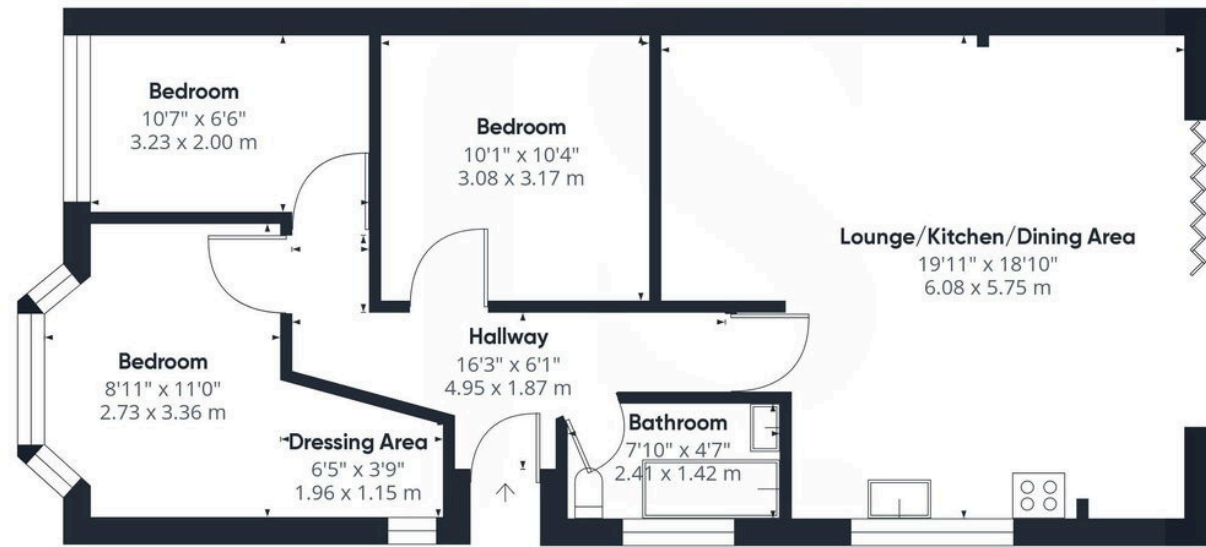
GOOD SIZE RAISED REAR GARDEN Paved patio area with steps leading up to lawned area with shrub and flower borders, raised decked seating area with covered pergola, further covered pergolas with space for a hot tub, stairs leading to a brick outbuilding, side access.

GARDEN ROOM (Formerly a garage) benefitting from power and lighting, vinyl flooring.

LOCATION

Situated close to the South downs and within a few hundred yards of local shops and amenities along with recreational ground and play park. Both the A27 and the Old Shoreham Road are within a few minutes drive, and local buses provide regular services to Portslade Town centre and mainline railway station, to Hove and Brighton.





Floor 0 Building 1



Floor 0 Building 2



Approximate total area⁽¹⁾
876.61 ft²
81.44 m²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

GIRAFFE360



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		87
(69-80) C	73	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Property Details:

Floor area (as quoted by EPC: 807sqft)

Tenure: Freehold

Council tax band: C

Whilst we endeavour to make our property particulars accurate and reliable, we have not carried out a detailed survey. If there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information for you, particularly if you are contemplating travelling some distance. Whilst every effort has been made to ensure that any floorplans are correct and drawn as accurately as possible, they are to be used for layout and identification purposes only and are not drawn to scale. The services, where applicable, including electrical equipment and other appliances have not been tested and no warranty can be given that they are in working order, even where described in these particulars. Carpets, curtains, furnishings, gas fires, electrical goods/fittings or other fixtures, unless expressly mentioned, are not necessarily included with the property.