

Hyman  
Estate & Letting



Hill  
Agent



29 Graham Crescent, Portslade, East Sussex, BN41 2YA

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£325,000 Freehold

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***An extended two double bedroom chalet house with delightful views to rear and no chain*** ”

Hyman Hill are delighted to offer for sale this extended two double bedroom chalet style house situated in a sought after residential location being on the foot of the South Downs.

Offered with no on-going chain, the deceptively spacious property has features to include; a bay fronted lounge, ground floor bathroom with separate shower cubicle, fitted kitchen opening into an extended dual aspect dining room, two first floor double bedrooms with views of The Downs to the rear, double glazing and gas central heating.

Externally there is a low maintenance rear garden with elevated patio leading from the rear of the property and access to a garage.

An ideal first purchase, buy to let investment or moving up or down the property ladder, an internal viewing comes as highly recommended.

Graham Crescent has a variety of local shops and amenities in the vicinity and a large Sainsbury's superstore is nearby.

Boundary Road offers a wide selection of shops, bars and cafes, while the Holmbush Centre features Next, Marks and Spencer and Tesco superstores. Local shopping facilities can be found in Graham Avenue and Valley Road.

A regular bus service passes close by affording access to surrounding areas and there is a full range of schools and a modern health centre nearby.

There is easy access to the A27, by car, via the Hangleton Link Road. The most beautiful dog walks and rambling paths are easily accessible along the Foredown Tower and South Downs National Park in Oakdene Crescent taking you to breath-taking views across Sussex and out to sea.

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- Extended semi detached chalet style house
    - Two double bedrooms
    - Modern fitted kitchen
    - Extended dual aspect dining room
  - Delightful views to rear
    - Garage
  - Ideal first time purchase
  - No on-going chain



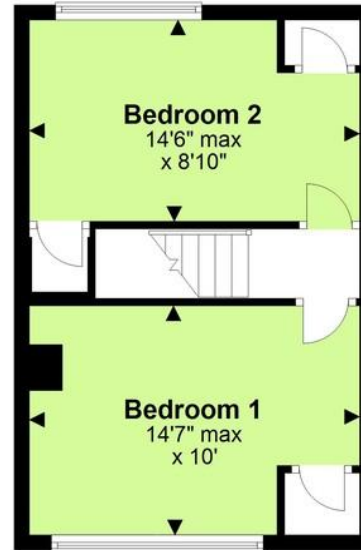




## Ground Floor



## First Floor



Total area: approx. 797.6 sq. feet

For illustrative purposes only. Not to scale.  
Plan produced using PlanUp.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C		
55-68	D		
39-54	E	50 E	
21-38	F		
1-20	G		

### Useful Information

**Council Tax:** £2,078.28 per annum (2024/2025)

**Tenure:** Freehold

**Local Authority:** Brighton & Hove City Council



To book a viewing, or a valuation of your own property, get in touch with one of our experts.

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