



20 Graham Crescent, Portslade, East Sussex, BN41 2YB

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£360,000 - Freehold

Hyman Hill are delighted to present to the market this beautifully extended and contemporary home, situated in a popular residential location on the edge of the stunning South Downs.

This deceptively spacious and well-proportioned property offers a range of desirable features, including a generous 14'6 bay-fronted lounge and a dining area that flows seamlessly into a stylish, extended modern kitchen. The remodelled bathroom boasts a luxurious Jacuzzi-style bath and a walk-in shower, perfect for relaxation.

Upstairs, you will find two bedrooms, along with the added convenience of a separate WC.

Externally, the property benefits from a low-maintenance, landscaped rear garden enjoying a favoured southerly aspect, ideal for entertaining or relaxing, with elevated decking offering charming chimney-top views towards The Downs.

To the front, a block-paved driveway provides off-road parking for two vehicles, complemented by a shared driveway leading to a detached garage.

Offered to the market with no onward chain, this property presents an ideal first-time purchase or investment opportunity. Early internal viewing is highly recommended to fully appreciate all that this home has to offer.

The property is situated on Graham Crescent which runs off Graham Avenue in Mile Oak. Local shopping facilities can be found in Graham Avenue complete with parcel pick-ups and drop offs. A more comprehensive range of shopping facilities are available with a large Sainsbury's nearby as well as in Boundary/Station Road, along with Portslade mainline railway station.

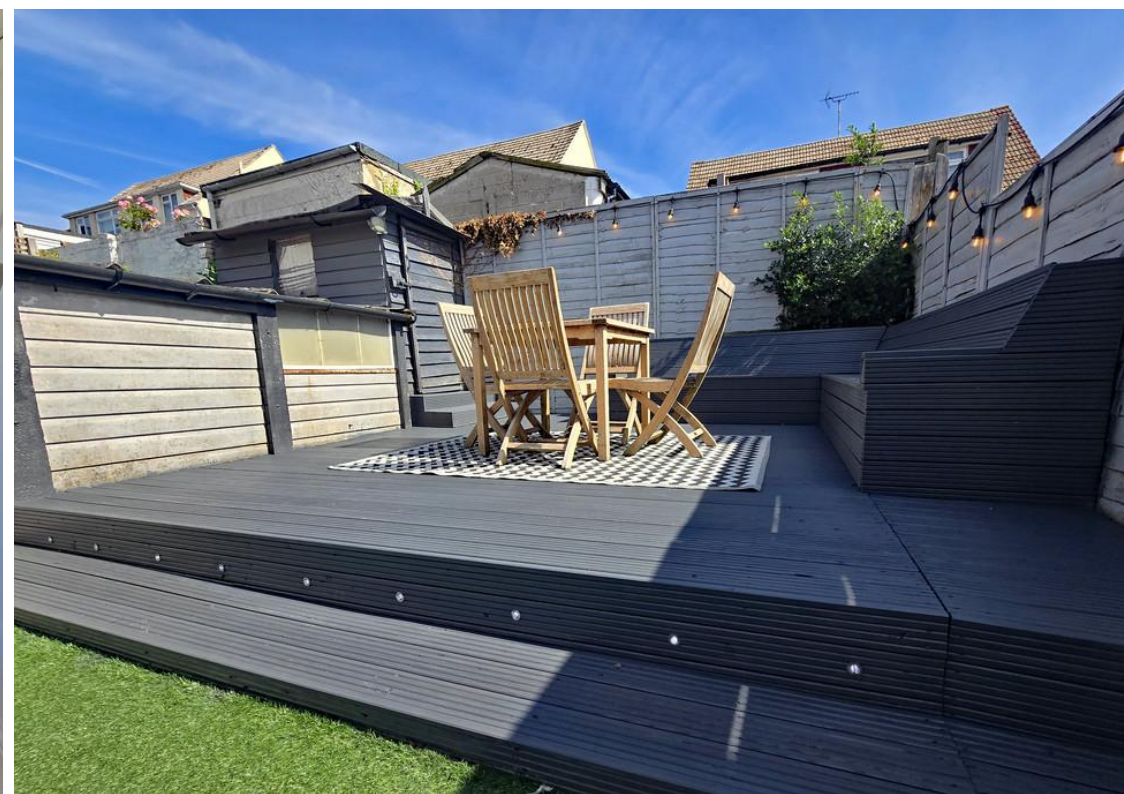
A regular bus service passes close by affording access to surrounding areas and there is a full range of schools and a modern health centre nearby. There is easy access to the A27, by car, via the Hangleton Link Road.

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.

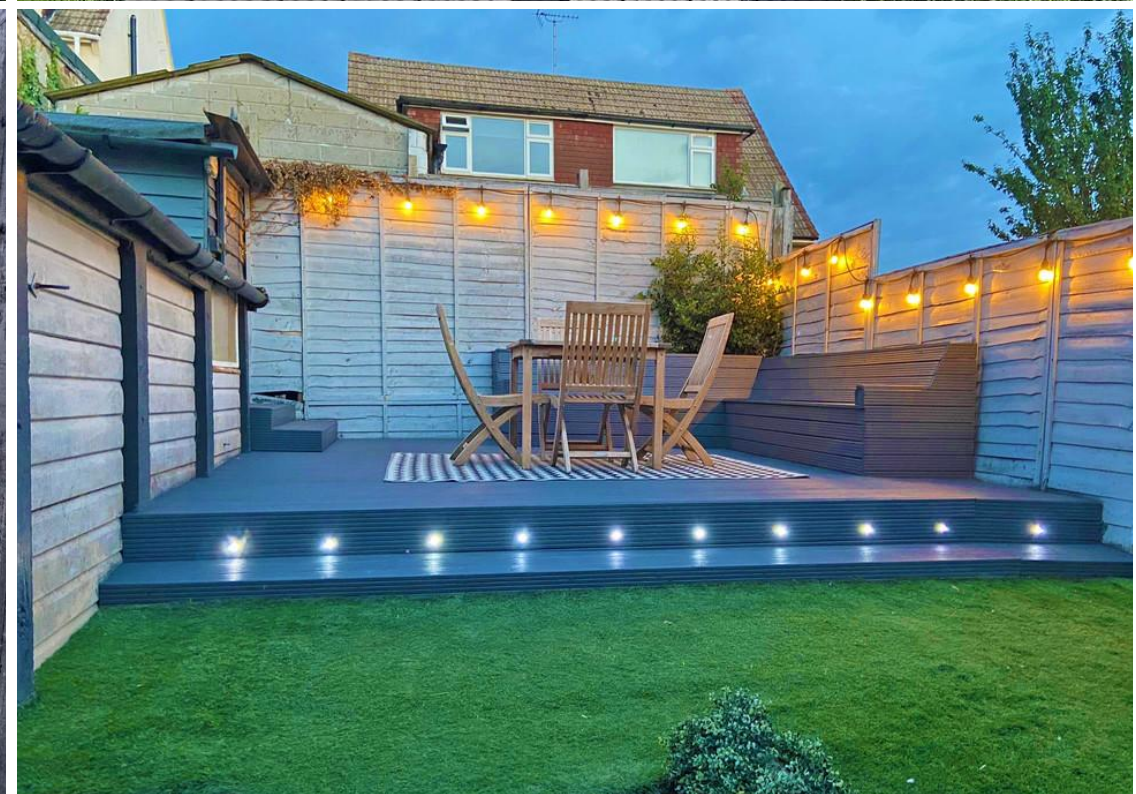
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| • Extended semi detached home | • First floor WC |
| • Two double bedrooms | • Southerly aspect rear garden |
| • Extended 20'3 kitchen/diner | • Off road parking (with EVP) & garage |
| • Contemporary refitted bath/shower room | • No on-going chain |



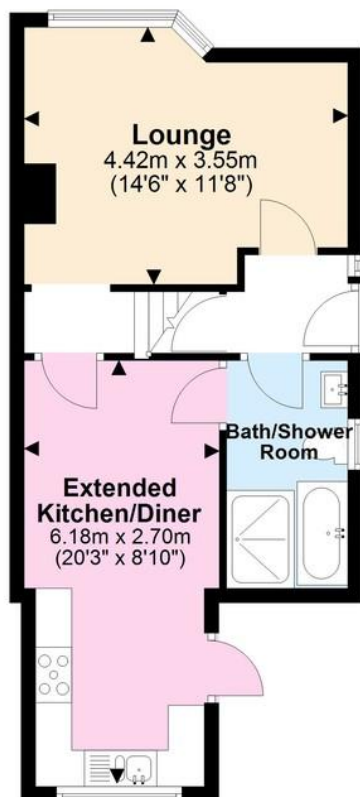








Ground Floor



First Floor



Total area: approx. 68.7 sq. metres (739.9 sq. feet)

TOTAL AREA DOES NOT INCLUDE OUTBUILDINGS. This floor plan is for illustrative purposes and is not drawn to scale. Any measurements, floor areas, openings and orientations are approximate and should not be relied upon and do not form part of any agreement. No liability is taken for error or misstatement. Any party must rely upon their own inspection. Plan produced using PlanUp.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C		
55-68	D	67 D	
39-54	E		
21-38	F		
1-20	G		

Useful Information

Council Tax: Band C - £2,078.28 per annum (2025/2026)

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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