



Graham Avenue, Brighton, BN1 8HA

welcome to

Graham Avenue, Brighton

This stunning detached family home is located on the highly sought-after Graham Avenue. Boasting 2913 sq ft of space, this unique property is being offered for sale with no onward chain.



Upon entering the property you will instantly get a feeling for the space that this property offers. The large open hallway leads right onto the 'L' shaped lounge diner which offers an abundance of space for the whole family. Also on the ground floor is the large family kitchen towards the rear of the property which houses an array of NEF appliances and comes with under floor heating. Adjoining the kitchen you will find the utility room with boiler and under floor heating and the separate boot room with its own access perfect for those rainy days. The downstairs doesn't stop there with one of the bedrooms being on this floor which comes with a WC and walk in shower, conservatory at the rear of the property and family shower room finishing off the ground floor.



Total floor area 260.5 m² (2,804 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

Location

Graham Avenue is situated just off of Carden Avenue in an established residential area north of Brighton city centre, which is conveniently located for access to both the A23 and A27 making this ideal home for commuters.

The house is also a short walk away from Withdean Park which covers 38 acres of open space which has been carefully laid out with ornamental shrubs and flowers and also boasts a famous lilac collection. The area is very popular with walkers all year round. Hollingbury Golf Course & Hillfort, Wild Park Local Nature Reserve, Blakers Park & Preston Park are also all accessible from this property.

Local shops can be found nearby in Wilmington Parade and Woodbourne Avenue, and more comprehensive shopping can be found at the Hollingbury Retail Park offering Matalan, Argos, Pets at Home and M&S Simply Food as well as the main Asda superstore. There are several local schools in the area which cater for all age groups, some right on the doorstep. Local 'bus services run close by giving access to the popular Fiveways, Brighton's famous seafront and promenade along with Brighton City centre.

Key Information

Schools

Primary: Patcham Infant School - 0.3 miles, Patcham Junior School - 0.5 miles, Westdene Primary School - 0.7 miles, St Bernadette's Catholic Primary School - 0.7 miles, Balfour Primary School - 0.7 miles, Carden Nursery & Primary School - 0.9 miles, Hertford Infant School - 1.1 miles, Stanford Infant School - 1.3 miles, Downs Junior School - 1.3 miles, Stanford Junior School - 1.4 miles, Downs Infant School - 1.4 miles.

Secondary: Patcham High School - 0.4 miles, Dorothy Stringer School - 0.5 miles, Varndean School - 0.6 miles, Varndean College - 0.6 miles, Downs View Link College - 0.7 miles, Cardinal Newman Catholic School - 1.4 miles, BHASVIC College - 2.6 miles.

Train Stations

Preston Park Station - 0.8 miles
London Road Station - 1.4 miles
Brighton Mainline Station - 2.8 miles

Amenities

Carden Avenue Shopping Parade (Patchdean) - 0.4 miles
Wilmington Parade Shops - 0.4 miles
Woodbourne Avenue Shops - 0.4 miles
Patcham Village - 0.7 miles
Ladies Mile Road Shopping Parade - 0.7 miles
Sainsbury's Local (Carden Avenue) - 0.8 miles
M&S Simply Food (Carden Avenue) - 1.4 miles
Fiveways Shopping Parade - 1.5 miles
Asda Superstore (Hollingbury) - 1.7 miles
Waitrose (Nevill Road) - 2.2 miles
Pavilion Retail Park (Lewes Road) - 2.5 miles
Seven Dials Shopping Parade - 2.8 miles
Churchill Square Shopping Centre - 4.2 miles

Main Roads

A27/A23 Road Network - Less than a 10 minutes' drive away.

welcome to Graham Avenue, Brighton

- SOLD WITH NO ONGOING CHAIN
- DETACHED 4 BED FAMILY HOME - APPROX. 2,913 SQ FT
- SPACIOUS LOUNGE/DINER, KITCHEN/BREAKFAST ROOM
- UTILITY ROOM & BOOT ROOM. CONSERVATORY & CELLAR
- DRIVEWAY WITH AMPLE SPACE FOR SEVERAL VEHICLES
- THREE EN-SUITES & TWO FAMILY BATHROOMS
- WELL MAINTAINED REAR GARDEN
- GREAT LOCATION & GOOD CONDITION THROUGHOUT

Tenure: Freehold EPC Rating: D
Council Tax Band: D

£850,000



Please note the marker reflects the
postcode not the actual property

view this property online fox-and-sons.co.uk/Property/PRP106697



Property Ref:
PRP106697 - 0002

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