



**Graffham Close, Brighton BN2 5HP**

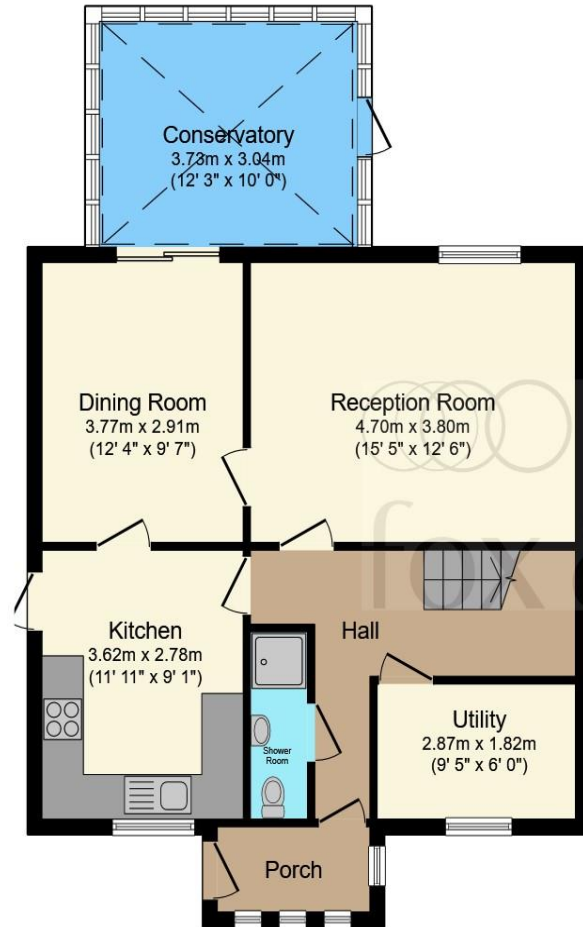


**welcome to**

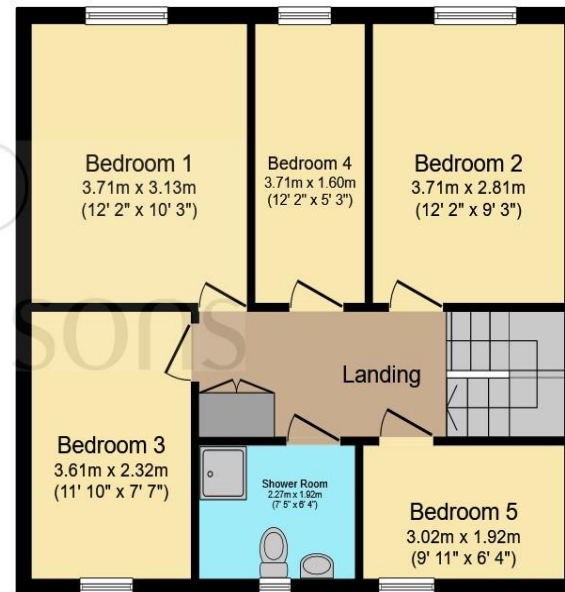
**Graffham Close, Brighton**

GUIDE PRICE £450,000 - £475,000 A beautifully refurbished five-bedroom detached home located in a quiet cul-de-sac in Brighton. Offering spacious living throughout, this property features a modern kitchen, bright lounge, sunlit conservatory, and a generous south-facing garden. Sold with no onward chain. Early viewing recommended.





**Ground Floor**



**First Floor**

**Total floor area 130.3 m<sup>2</sup> (1,402 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](http://www.focalagent.com)

A fantastic opportunity to acquire this newly refurbished five-bedroom detached home, ideally located in a quiet cul-de-sac in the popular Brighton area. Offered to the market with no onward chain, this spacious and versatile property is perfect for families or investors alike.

Upon entering, you're welcomed into a bright and airy lounge featuring light wood flooring and neutral décor, with a large window allowing natural light to flood the space. A glass-panelled door leads through to the rest of the home, enhancing the flow and openness of the layout.

The modern kitchen has been tastefully updated with white cabinetry, black worktops, and a light blue feature wall. It includes integrated appliances, tiled flooring, and a window above the sink offering pleasant garden views — a perfect blend of style and practicality.

To the rear, the property boasts a charming conservatory with wraparound windows and a glass door opening onto the garden.

Upstairs, the home offers five generously sized bedrooms, providing ample space for a growing family or multi-generational living. Each room benefits from the recent refurbishment, ensuring a fresh and modern feel throughout.

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## Graffham Close, Brighton

- Ideal Family Home or Investment
- Detached
- South Facing Garden
- Newly Refurbished Throughout
- Sold With No Onwards Chain

Tenure: Freehold EPC Rating: D

Council Tax Band: C

guide price

**£450,000 - £475,000**



Please note the marker reflects the postcode not the actual property

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Property Ref:  
KET107145 - 0003

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