



Guide Price
£850,000

Freehold

3x  1x  2x 

**Graham Avenue,
Brighton, BN1**

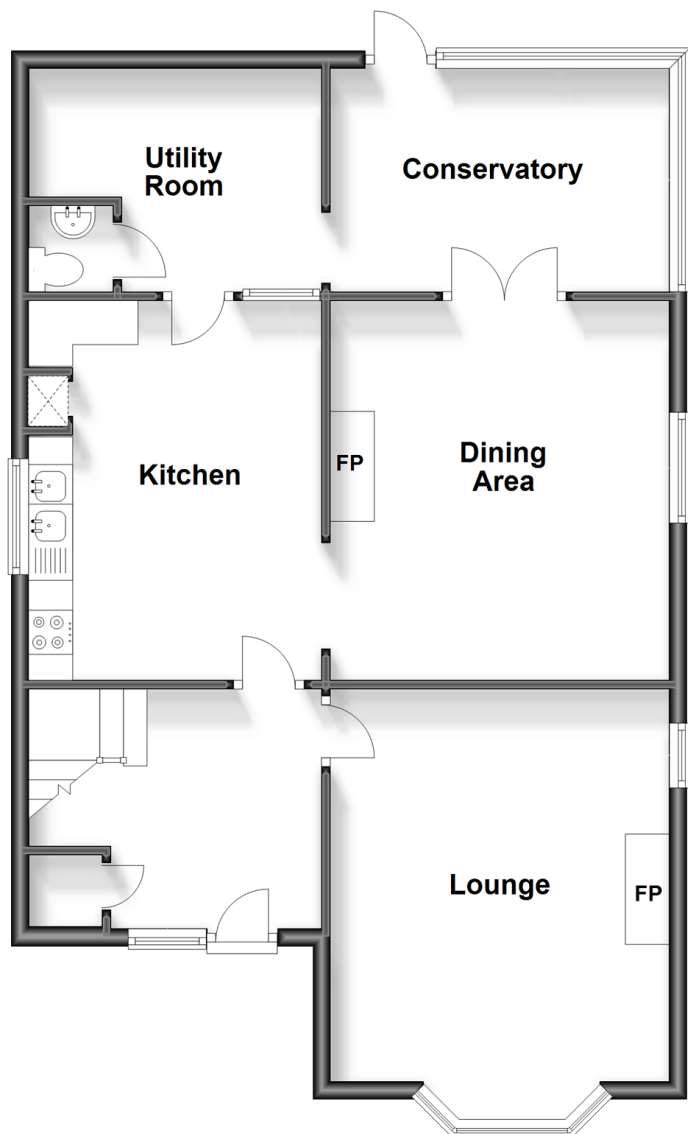
OVER 60?

Secure this property
for up to **59% less!**

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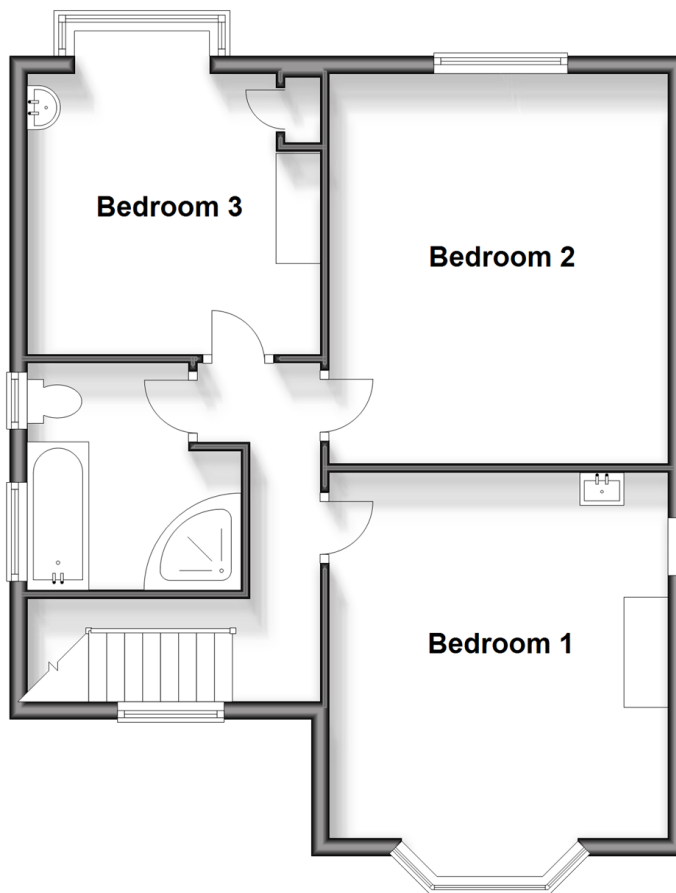
Ground Floor

Approx. 78.0 sq. metres (839.1 sq. feet)



First Floor

Approx. 58.5 sq. metres (629.2 sq. feet)



Accommodation

GROUND FLOOR

Entrance Hall

Lounge: 14'7 x 12'8 (4.45m x 3.86m)

Kitchen: 14'9 (4.50m) x 10'7 (3.23m)
narrowing to 9'1 (2.77m)

Dining Area: 14'3 x 12'10 (4.35m x 3.91m)

Utility Room: 8'2 x 4'1 (2.49m x 1.25m)

Conservatory: 15'11 x 7'7 (4.85m x 2.31m)

Cloakroom

FIRST FLOOR

Landing

Bedroom 1: 16'6 x 12'8 (5.03m x 3.86m)

Bedroom 2: 14'2 x 12'10 (4.32m x 3.91m)

Bedroom 3: 12'4 x 9'11 (3.76m x 3.02m)

Bathroom

OUTSIDE

Off Road Parking

Front & Rear Garden



Main features

- Beautiful period features and entrance hall
- Large kitchen / diner and separate living room
- Off road parking for multiple cars and a garage
- Room for improvement and potential for further development (subject to planning permission)
- Fantastic location just off the London Road with direct links to A27 & A23



Nearest Schools

Primary Schools: Patcham Junior School 0.5 miles, Westdene Primary 0.6 miles, St Bernadette's Catholic Primary 0.7 miles

Secondary Schools: Patcham High School 0.4 miles,



Transport Information

Train Stations: Preston Park 0.7 miles, Moulsecoomb 1.4 miles, London Road 1.4 miles



Address

Graham Avenue, Brighton, BN1



Directions

For directions to this property please contact us.



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■ Legal advice should be taken to verify fixtures/fittings, planning, alterations and/or lease details ■ Appliances & services are untested, dimensions are approximate and floor plans are not to scale
■ Through a Homewise Home For Life Plan people aged 60+ can secure this property for up to 59% less, by purchasing a Lifetime Lease.



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