



GOLDINLEMCKE

Graham Crescent, Portslade, BN41 2YB  
**Guide Price £350,000**



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LEMCKE**

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SELLING HOMES  
IN BRIGHTON  
& HOVE  
SINCE 2002



# Graham Crescent, Portslade, BN41 2YB

**Guide Price £350,000**

A delightful two-bedroom semi-detached chalet bungalow situated in this highly regarded residential location. Complete with patio garden, garage and off-road parking, properties of this standard are highly sought-after and early and internal viewing is highly recommended.







## Further Information

**\*\*GUIDE PRICE £350,000 - £375,000\*\***

Arranged over two floors, the accommodation comprises on the ground floor a bright and spacious living room, modern shower room, and a well-proportioned kitchen/diner with stylish fitted kitchen and double doors to the rear garden. Stairs to the first floor lead to two well-proportioned double bedrooms. To the rear of the property is a delightful patio garden with handy side access to the front, where you will find the garage and the driveway. The property is bright and spacious throughout and is offered for sale in excellent decorative order throughout.

Graham Crescent is situated in this sought-after residential location close to the South Downs, local shops and amenities, and Mile Oak recreational grounds. Both the A27 and the Old Shoreham Road are within a few minutes' drive, and local buses provide regular services to Portslade Town centre and central Brighton & Hove.



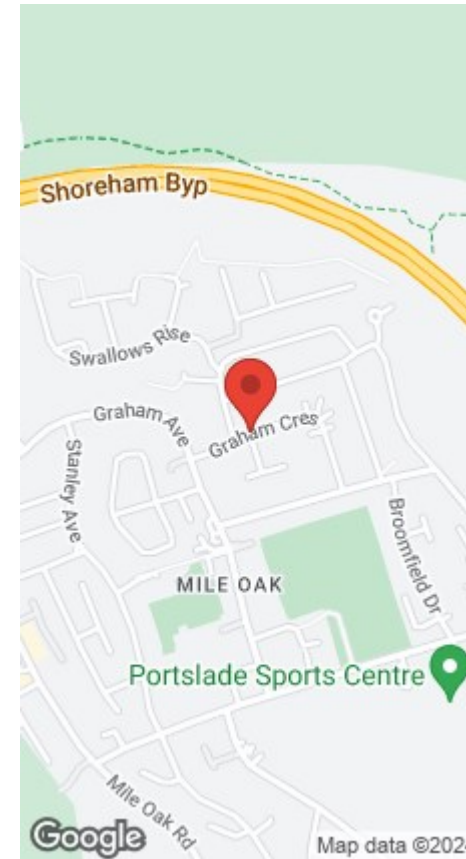
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Approximate Gross Internal Area = 84.60 sq m / 910.62 sq ft  
Illustration for identification purposes only, measurements are approximate, not to scale.



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## SELLING SOMETHING SIMILAR?

Get in touch for a free, no obligation valuation.  
Call 01273 777123 or email [property@goldinlemcke.com](mailto:property@goldinlemcke.com)

The above information has been provided by the vendor in good faith, but will need verification by the purchaser's solicitor. Any areas, measurements or distances referred to are given as a guide only and are not precise. Floor plans are not drawn to scale and are provided only to help illustrate the general layout of the property. The mention of any appliances and/or services in this description does not imply that they are in full and efficient working order and prospective purchasers should make their own investigations before finalising any agreement to purchase. It should not be assumed that any contents, furnishings or other items shown in photographs (which may have been taken with a wide angle lens) are included in the sale. Any reference to alterations to, or use of, any part of the property is not a statement that the necessary planning, building regulations, listed buildings or other consents have been obtained. We endeavour to make our details accurate and reliable, but they should not be relied on as statements or representations of fact and they do not constitute any part of an offer or contract. The seller does not give any warranty in relation to the property and we have no authority to do so on their behalf.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			88
(81-91) B			
(69-80) C			
(55-68) D		58	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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