



Guide Price
£750,000

Freehold

4x  2x  2x 

**Graham Avenue,
Brighton, BN1**

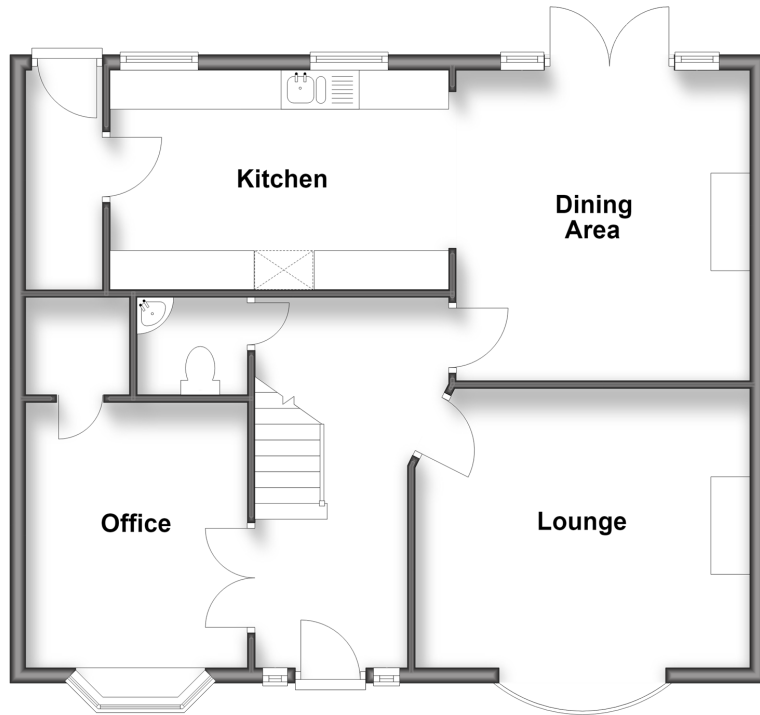
OVER 60?

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

cubitt&west
Helping you move forwards

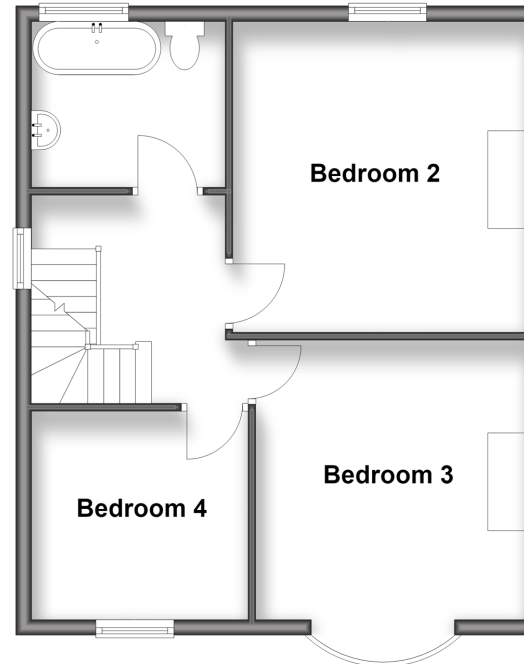
Ground Floor

Approx. 71.6 sq. metres (770.5 sq. feet)



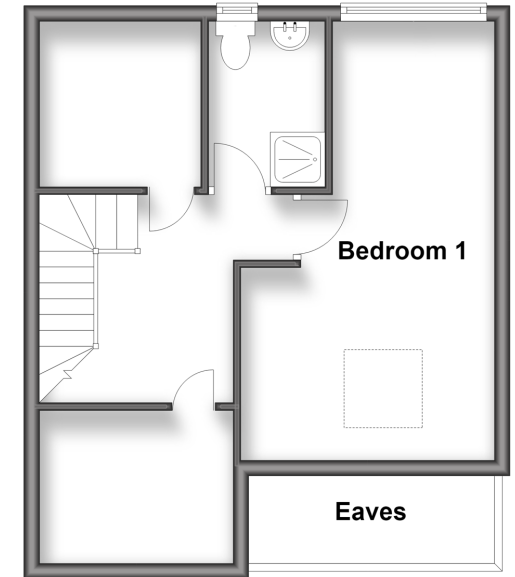
First Floor

Approx. 48.8 sq. metres (525.7 sq. feet)



Second Floor

Approx. 36.1 sq. metres (388.3 sq. feet)
(excluding Eaves)



Accommodation

GROUND FLOOR

Entrance Hall

Lounge: 14'2 x 11'7 (4.32m x 3.53m)

Kitchen: 14'1 x 8'8 (4.30m x 2.64m)

Dining Area: 12'9 x 12'7 (3.89m x 3.84m)

Utility Room: 10'1 x 3'2 (3.08m x 0.97m)

Office: 10'11 x 8'3 (3.33m x 2.52m)

Cloakroom

FIRST FLOOR

Landing

Bedroom 2: 12'5 x 12'5 (3.79m x 3.79m)

Bedroom 3: 11'9 x 10'10 (3.58m x 3.30m)

Bedroom 4: 8'7 x 8'6 (2.62m x 2.59m)

Bathroom

SECOND FLOOR

2nd Floor Landing

Bedroom 1: 18'5 x 10'1 (5.62m x 3.08m)

Shower Room

Eaves

OUTSIDE

Off Road Parking

Front & Rear Garden



Main features

- Guide Price £750,000 - £800,000
- Open plan kitchen and dining area
- Handy utility room & cloakroom
- Separate lounge with chic French feel
- Stunning, mature rear garden with storage solutions & lilac park access
- Fantastic location on sought after road, with direct access to the A27 and 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, Patcham House Special School 0.4 miles, Dorothy Stringer High School 0.5 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.



cubitt&west
Helping you move forwards

Call Patcham Branch 01273 541934 ■ cubittandwest.co.uk



■ If buying to rent, please check if Local Authority licensing schemes apply before proceeding

■ Through a Homewise Home For Life Plan people aged 60+ can secure this property for up to 59% less, by purchasing a Lifetime Lease



90141XZ6/20260731/TB1/EBO