



Jack Taggart & Co

RESIDENTIAL SALES AND LETTINGS



£400,000

Graham Crescent

Brighton, BN41 2YA

PROPERTY SUMMARY

This attractive semi-detached three-bedroom, two-bathroom chalet bungalow offers a rare opportunity to enjoy spacious family living in one of Mile Oak's most elevated and desirable positions. Tucked away in the peaceful north-east corner of the neighbourhood, the property sits proudly on the raised easterly side of Graham Crescent, a quiet residential road lined with similar well-kept homes. From this elevated setting, there are charming open views across the valley and, from the end of the road, far-reaching glimpses of the rolling South Downs.

From the moment you step through the front door, the sense of space and light is immediately apparent. The welcoming entrance hallway sets the tone for the rest of the home, with generous proportions and a practical layout ideal for modern family life. To the front, a beautifully bright lounge is framed by a large west-facing bay window that floods the room with afternoon sun, creating a warm and inviting atmosphere for relaxing or entertaining. Towards the rear of the ground floor lies a separate dining room, perfectly positioned for family meals or dinner parties. This leads directly to the stylish modern kitchen, which has been thoughtfully designed to provide an abundance of storage through a range of wall and base units. Sleek worktops, quality fittings, and ample workspace make it both functional and attractive. A door from the kitchen opens to the rear garden, allowing easy movement between indoor and outdoor spaces on warm days. Completing the ground floor accommodation is a contemporary family bathroom, along with a convenient separate W.C. for guests.

A gentle staircase leads to the first floor, where two generous bedrooms overlook the rear garden. Each room is well proportioned and versatile, making them ideal for children, guests, or even home offices. The principal bedroom occupies the front of the house and serves as a peaceful retreat, enjoying breathtaking far-reaching views towards the South Downs. This serene

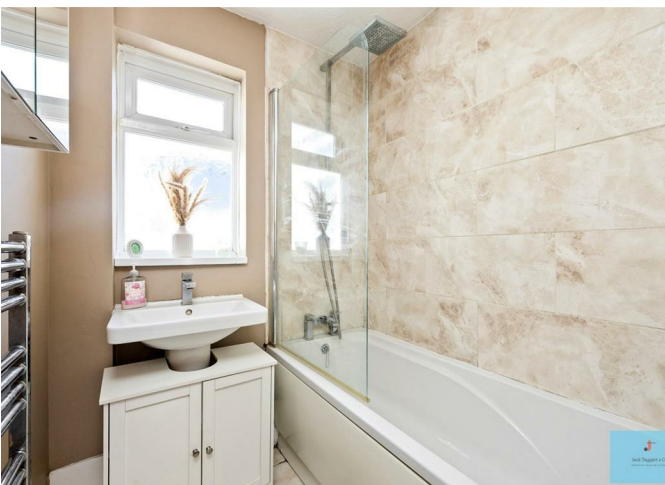
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Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales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

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements



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