



Graham Crescent, Portslade

Offers Over **£375,000**



Property Type: Semi Detached House

Bedrooms: 3

Bathrooms: 2

Receptions: 1

Tenure: Freehold

Council Tax Band: C

- Three Bedroom
- Semi Detached House
- Main Bedroom With Ensuite
- Off Road Parking
- Dual Aspect Lounge
- Modern Fitted Kitchen
- South Facing Rear Garden
- Ground Floor Shower Room
- Popular North Portslade Location
- Potential To Extend (Stnpc)

We are delighted to offer for sale this three bedroom semi detached house benefitting from sun trap rear garden and off road parking situated in this popular North Portslade location.

Situated close to the South downs and within a few hundred yards of local shops and amenities along with recreational ground and play park. 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 mainline railway station, to Hove and Brighton.





Obscured glass double glazed front door through to:-

ENTRANCE HALL East aspect. Comprising obscured glass pvcu double glazed window, wood effect laminate flooring, radiator, stairs to first floor. Cloaks storage cupboard with East aspect double glazed window and single light.

DOUBLE ASPECT LOUNGE North and East aspect. Comprising pvcu double glazed window into bay, further pvcu double glazed window, radiator, wood effect laminate flooring, feature fireplace with inset coal effect gas fire with modern surround and hearth, recessed storage cupboards, recessed lighting, coving. Understairs storage cupboard.

GROUND FLOOR SHOWER ROOM South aspect. Comprising obscure glass pvcu double glazed window, low flush wc, fully tiled shower cubicle with integrated shower and shower attachment, contemporary hand wash basin with vanity unit below, chrome ladder style heated towel rail, ceiling light, extractor fan.

MODERN KITCHEN Comprising double glazed slide door out to Sun Room, marble effect square edge work surface with matching splashback, inset one and a half bowl sink unit with mixer tap, four ring electric hob with extractor fan over, fitted range of matching cupboards and drawers, built in eye level double oven, space for American style fridge/freezer, wood effect laminate flooring, recessed lighting.

SUN ROOM South and East aspect. Comprising pvcu double glazed windows, wood effect laminate flooring, pvcu double glazed door out to rear garden.

FIRST FLOOR LANDING Comprising two light fittings, hatch to loft space, carpeted flooring.

ENSUITE BEDROOM ONE North aspect. Comprising pvcu double glazed window, radiator, built in wardrobe cupboard with mirrored sliding doors, carpeted flooring, eaves storage, door to:-

ENSUITE BATHROOM Comprising low flush wc, panel enclosed bath with integrated shower over, contemporary hand wash basin with vanity unit below, chrome ladder style heated towel rail, vinyl flooring, part tiled walls, recessed lighting, extractor fan.

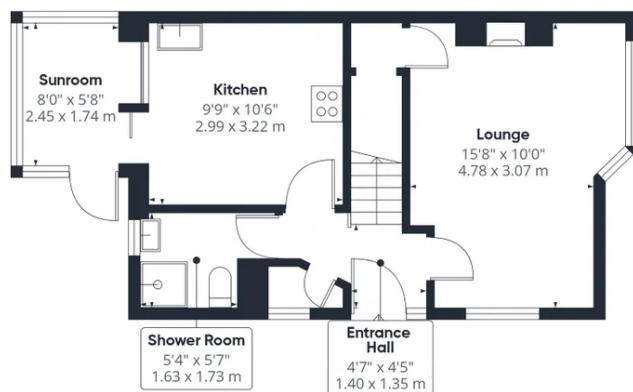
BEDROOM TWO South aspect. Comprising pvcu double glazed window, radiator, built in wardrobe cupboard with sliding mirrored doors, carpeted flooring, single light fitting.

BEDROOM THREE South aspect. Comprising pvcu double glazed window, radiator, carpeted flooring, single light fitting.

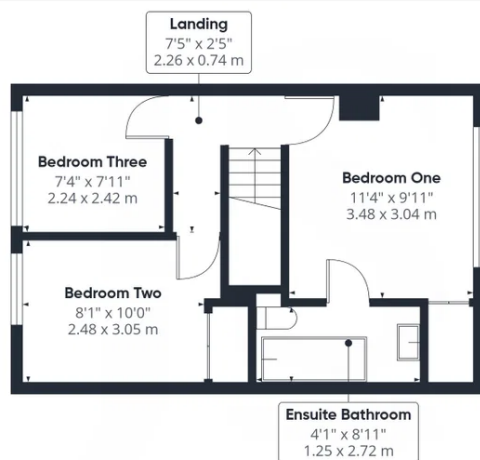
FRONT GARDEN Laid to hardstanding, providing off street parking, shrub borders, dwarf wall enclosed, shared driveway to side access..

SOUTH FACING REAR GARDEN Stepping out on to large paved patio area, leading onto lawned area, various shrub and tree borders, further raised patio area, timber built shed, outside tap, gate to side access, being fence enclosed.





Ground Floor



Floor 1

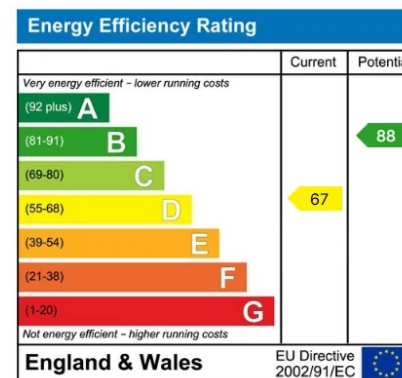


Approximate total area^m
768 ft²
71.3 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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Whilst we endeavour to make our properties particulars accurate and reliable, we have not carried out a detailed survey. If there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information for you, particularly if you are contemplating travelling some distance. Whilst every effort has been made to ensure that any floorplans are correct and drawn as accurately as possible, they are to be used for layout and identification purposes only and are not drawn to scale. The services, where applicable, including electrical equipment and other appliances have not been tested and no warranty can be given that they are in working order, even where described in these particulars. Carpets, curtains, furnishing, gas fires, electrical goods/ fittings or other fixtures, unless expressly mentioned, are not necessarily included with the property.