



**Graham Crescent
Brighton, BN41 2YA**

FERMERS



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TENURE
Freehold

EPC RATING

COUNCIL TAX BAND
C

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

England & Wales

EU Directive 2002/91/EC

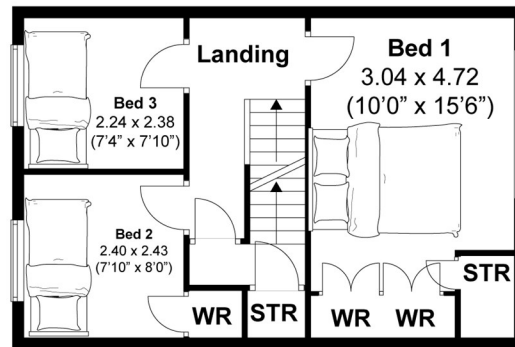


Graham Crescent

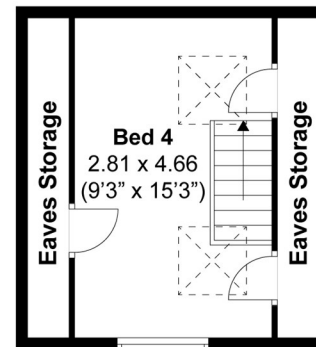
Graham Crescent, Brighton

Approximately 111.4 sqm (1199 sqft) - Total

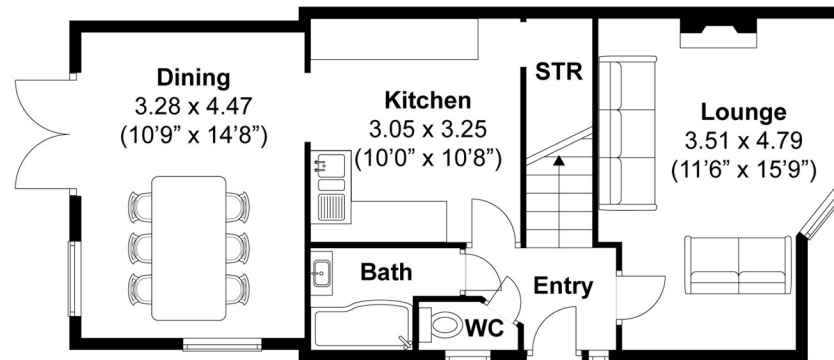
Approximately 104 sqm (1118 sqft) - Excluding Garage



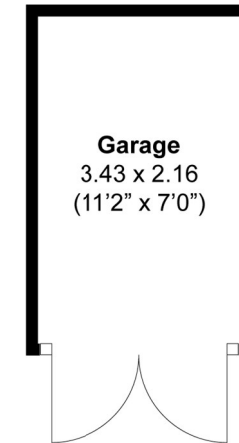
FIRST FLOOR



SECOND FLOOR



GROUND FLOOR



(NOT IN POSITION)



Disclaimer:

The measurements are approximate and are for illustration purposes only. The dimensions are measured internally and in metres and feet. We do not take any responsibility for errors and/or omissions. If you require further verification please discuss with the buyer/owner of the property.



FERMERS

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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