



Graham Crescent | Portslade | BN41 2YB

Offers Over £350,000



We are delighted to offer for sale this two double bedroom semi detached house situated in this popular residential location.



Key Features

- Two Double Bedrooms
- Off Road Parking
- Garage With Power And Lighting
- Spacious Lounge
- South Facing Rear Garden
- Good School Catchment Area
- Brighton & Hove Both Easily Accessible
- No Ongoing Chain



2 Bedrooms



1 Bathroom



1 Reception Room

INTERNAL

Pvcu double glazed front door through to:-

ENTRANCE HALL Comprising obscure glass leaded light pvcu double glazed window, understairs storage cupboard housing wall mounted gas and electric meters.

MODERN BATHROOM West aspect. Comprising panel enclosed bath having an integrated shower over, contemporary hand wash basin with vanity unit below, full tiled walls, tiled flooring, radiator, recessed shelving, sunken spotlights, obscure glass pvcu double glazed window with fitted shutter blind, low flush wc.

SPACIOUS LOUNGE North aspect. Comprising pvcu double glazed bay window with fitted shutter blinds, radiator, lvt flooring, recess into fireplace with oak mantelpiece, recessed shelving.

INTERNAL HALLWAY Comprising lvt flooring, radiator.

KITCHEN South aspect. Comprising roll edge laminate work surfaces with cupboards below, matching eye level cupboards, inset four ring gas hob with oven below having an extractor fan over, provision for appliances including washing machine, dishwasher and fridge/freezer. Part tiled splashbacks, inset one and a half bowl sink unit with mixer tap, radiator, tiled flooring, pvcu double glazed window and door.

LEAN TO South/West aspect. Comprising two pvcu double glazed windows, pvcu double glazed door out to rear garden, radiator, tiled flooring.

FIRST FLOOR LANDING West aspect. Comprising loft hatch access, pvcu double glazed window with fitted shutter blind.

BEDROOM ONE North aspect. Comprising pvcu double glazed window with fitted shutter blinds, radiator, laminate flooring, matching fitted wardrobes with hanging rail and shelving, coving.

BEDROOM TWO South aspect. Comprising built in wardrobe, pvcu double glazed window with fitted shutter blind, radiator, eaves storage space.

EXTERNAL

FRONT GARDEN Large block paved area affording off road parking for approximately two vehicles.

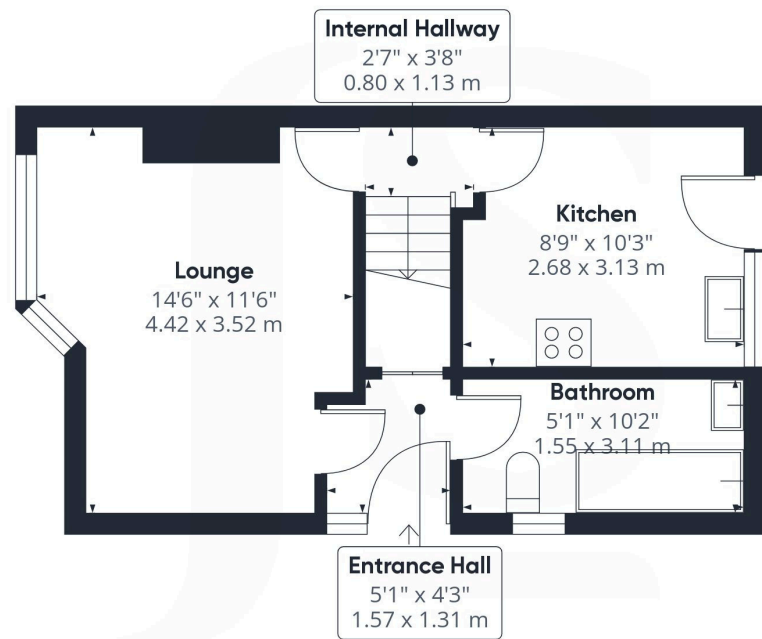
SOUTH FACING REAR GARDEN Paved area leading onto artificial turf area, stepping up onto raised decked area.

BRICK BUILT GARAGE With double doors, benefitting from power and lighting - with car stand to front via shared driveway.

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.

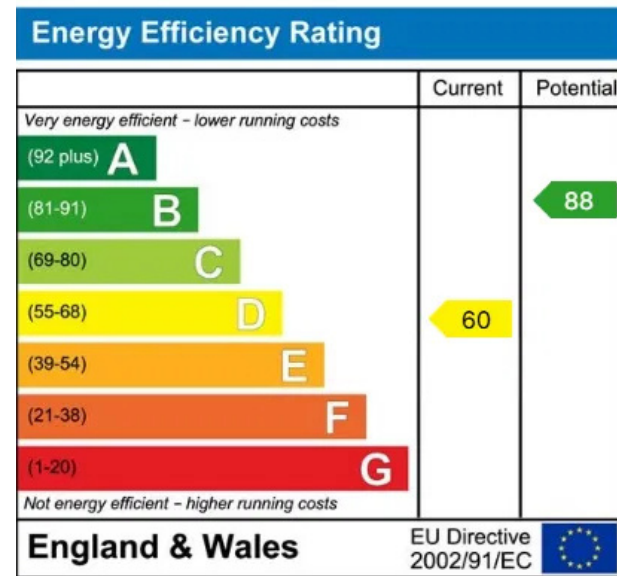




Floor 0



Floor 1



Property Details:

Floor area (as quoted by EPC): 700 sqft

Tenure: Freehold

Council tax band: C

Whilst we endeavour to make our property 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, furnishings, gas fires, electrical goods/fittings or other fixtures, unless expressly mentioned, are not necessarily included with the property.