



Guide Price
£725,000

Freehold

4x  2x  2x 

**Graham Avenue,
Brighton, BN1**

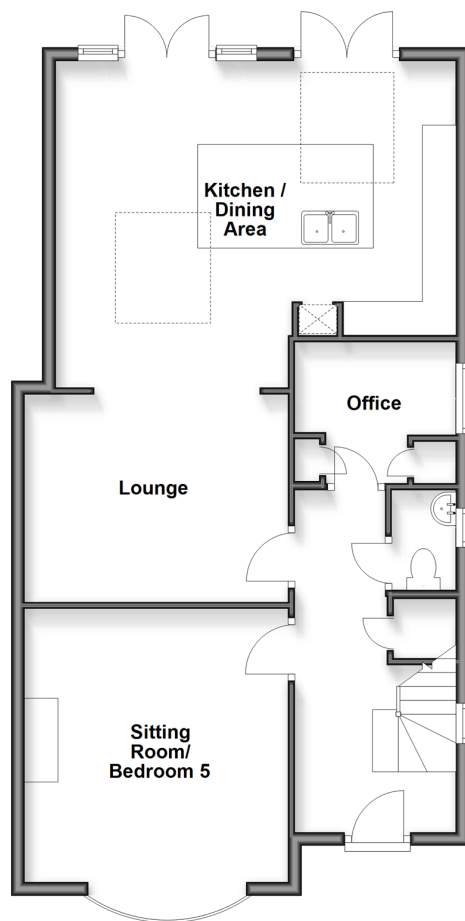
OVER 60?

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

cubitt & west
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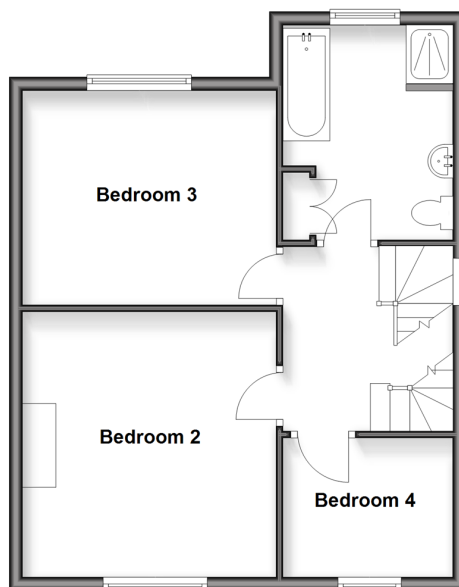
Ground Floor

Approx. 75.0 sq. metres (807.7 sq. feet)



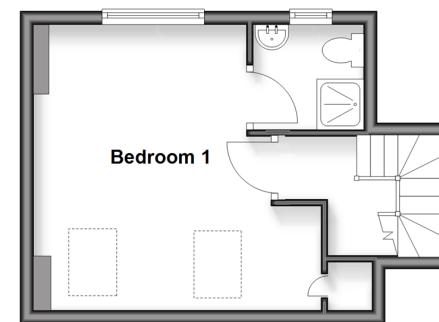
First Floor

Approx. 49.2 sq. metres (529.3 sq. feet)



Second Floor

Approx. 23.2 sq. metres (249.7 sq. feet)



Accommodation

GROUND FLOOR

Entrance Hall

Sitting Room / Bedroom 5: 16'7 into bay x 12'2 (5.06m x 3.71m)

Lounge: 12'2 x 10'1 (3.71m x 3.08m)

Kitchen / Dining Area: 19'4 at widest point x 16'7 at widest point (5.90m x 5.06m)

Office: 7'8 x 7'0 (2.34m x 2.14m)

Cloakroom

FIRST FLOOR

Landing

Bedroom 2: 13'3 x 12'2 (4.04m x 3.71m)

Bedroom 3: 12'2 x 10'3 (3.71m x 3.13m)

Bedroom 4: 7'9 x 7'4 (2.36m x 2.24m)

Bathroom

SECOND FLOOR

Landing

Bedroom 1: 14'7 x 14'3 (4.45m x 4.35m)

En-Suite Shower Room

OUTSIDE

Off Road Parking

Garage

Front & Rear Garden



Main features

- Separate sitting room to the front with feature bay window
- Off road parking to the front & garage to the rear
- Handy downstairs cloakroom
- Large extended open plan lounge & kitchen / dining area with social island & direct garden access
- One of the most sought-after roads in Patcham with direct commuter links to the A27 & A23



Nearest Schools

Primary Schools: Patcham Junior School 0.4 miles, Balfour Junior School 0.7 miles, Westdene Primary 0.7 miles
Secondary Schools: Patcham High School 0.2 miles, Patcham House Special School 0.4 miles, Varndean School 0.6 miles



Transport Information

Train Stations: Preston Park 0.9 miles, Moulsecoomb 1.3 miles, London Road 1.5 miles



Address

Graham Avenue, Brighton, BN1



Directions

For directions to this property please contact us.



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



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