

OVER 60?

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



Guide Price
£800,000
Freehold

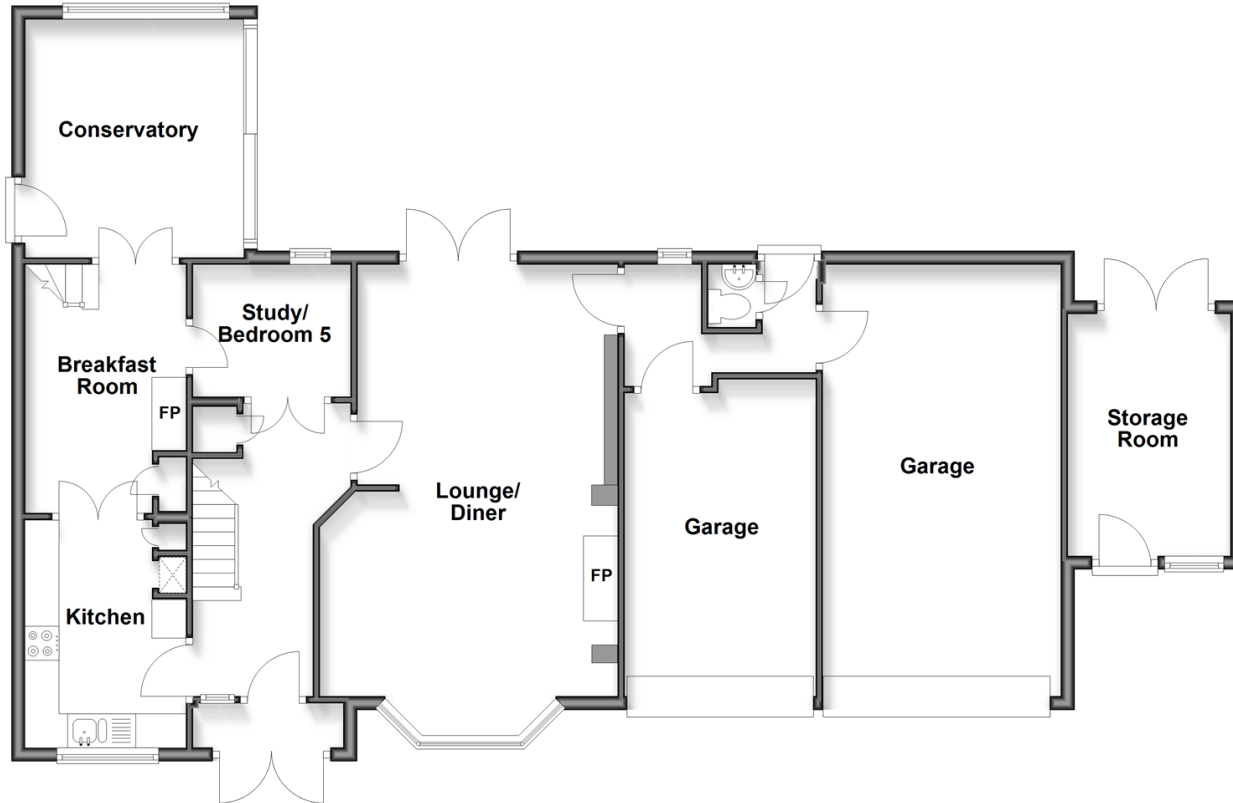
5x  4x  2x 

Graham Avenue, Brighton, BN1

cubitt & west
Helping you move forwards

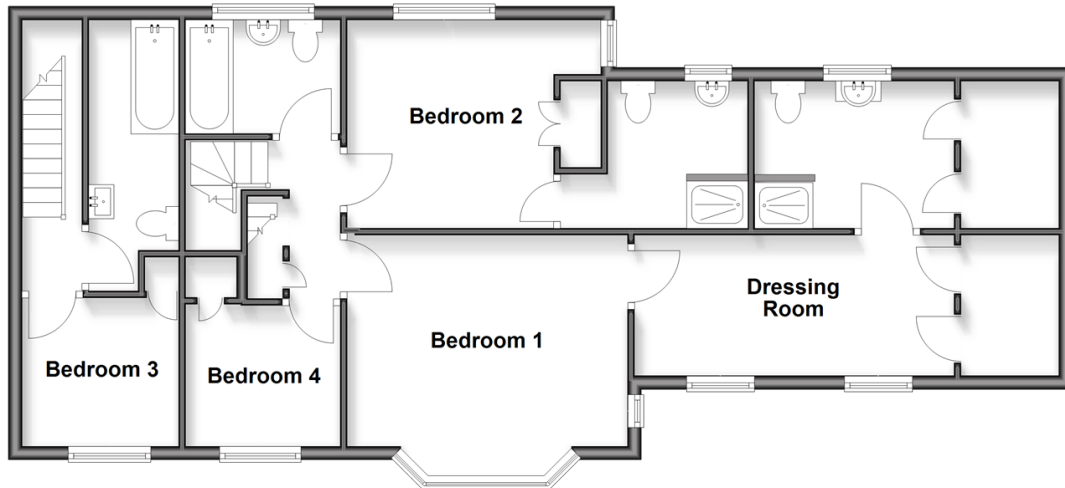
Ground Floor

Approx. 120.9 sq. metres (1301.9 sq. feet)



First Floor

Approx. 83.2 sq. metres (895.9 sq. feet)



Accommodation

GROUND FLOOR

Entrance Porch

Hallway

Lounge / Diner: 20'5 x 14'2 (6.23m x 4.32m)

Kitchen: 10'9 x 7'6 (3.28m x 2.29m)

Breakfast Room: 12'5 x 6'10 (3.79m x 2.08m)

Conservatory: 11'3 x 10'4 (3.43m x 3.15m)

Study / Bedroom 5: 7'8 x 7'4 (2.34m x 2.24m)

FIRST FLOOR

Landing

Bedroom 1: 12'7 x 11'4 (3.84m x 3.46m)

Dressing Room: 15'6 x 6'7 (4.73m x 2.01m)

En-Suite Shower Room

Bedroom 2: 10'5 x 9'9 (3.18m x 2.97m)

En-Suite Shower Room 2

Bedroom 3: 7'8 x 7'6 (2.34m x 2.29m)

Bathroom

Bedroom 4: 7'4 x 6'10 (2.24m x 2.08m)

Family Bathroom

OUTSIDE

2 x Garage & Off Road Parking

Storage Room

Front & Rear Garden



Main features

- Drive in / out driveway plus 2 x garage
- Room for improvement and potential for further development (subject to planning permission)
- Easy configuration for separate annex
- Large, dual aspect, open plan lounge / diner with feature fireplace and doors out to the rear garden
- On a popular avenue with local amenities, bus routes and easy access to the A27 and 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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Call Patcham Branch 01273 541934 ■ cubittandwest.co.uk



■ If buying to rent, please check if Local Authority licensing schemes apply before proceeding

■ 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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