



ESTATE AGENTS & VALUERS

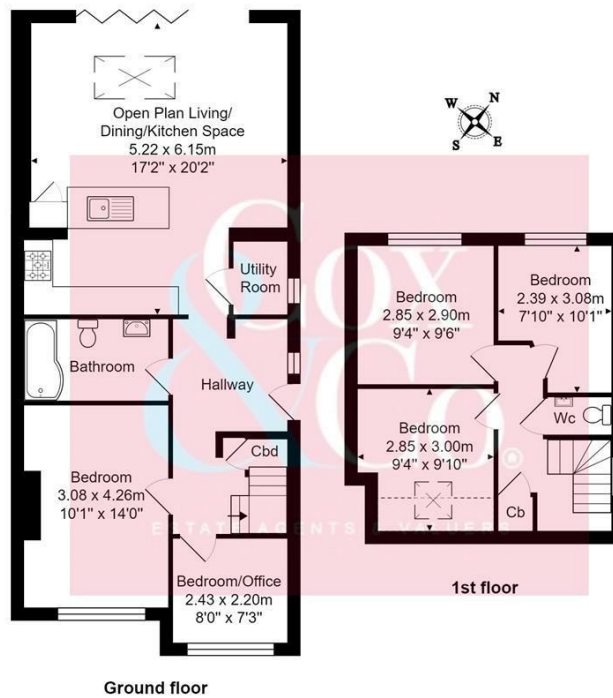
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# Graham Avenue, Portslade, Brighton

Price: £440,000 Freehold



Total Area: 101.8 m<sup>2</sup> ... 1096 ft<sup>2</sup>

All measurements are approximate and for display purposes only. Copyright 'GREEN PROPERTIES' 2021

Cox&Co are pleased to offer this extended five bedroom semi detached chalet bungalow for sale.

The property has been greatly improved with the following accommodation. One the ground floor there is a fantastic open plan family room that open up upon a lovely modern fitted kitchen with bifold doors opening directly out to the landscaped rear garden. There are two bedrooms and a family bathroom and utility room.

On the second floor there are three bedrooms one that could be changed to an En-suite bathroom.

Outside the property has a landscaped rear garden that has been mainly decked and to the front there is off street parking for two cars.

For viewing please call Cox&Co on 01273 00 99 66

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			85
(81-91) B		74	
(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	