



**Spencer
& Leigh**
01273 421777
www.spencerandleigh.co.uk
FOR SALE

19, Graham Avenue, Portslade, Brighton BN41 2WN

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& Leigh**

19, Graham Avenue,
Portslade, Brighton BN41 2WN

Price £279,950 - Freehold

- Semi detached bungalow
- Two bedrooms
- Recently installed kitchen
- 14' Lounge with views towards the sea
- 15' Conservatory
- Popular location
- Private rear garden with lawn and decked areas
- Scope to extend STNC
- Close to nearby amenities
- Viewing recommended

This two bedroom semi detached bungalow has an enviable position with views of the sea from the lounge and the added benefit of backing onto fields at the rear. The accommodation comprises in brief of a 14' lounge, two bedrooms, a newly installed kitchen, a shower room and a conservatory at the rear. The garden is very private with hedge borders, lawn and raised decked terrace areas. Additionally there is a summer house in the rear garden. In our opinion there is scope for further improvement and extension, subject to the required consents. The location is considered to be very good with a parade of local shops being nearby, bus services in and out of the City and Mile Oak Farm all being easily accessible. Viewing is recommended by the vendors chosen local agent Spencer & Leigh.



Located in a quiet residential area with local shops just down the road or Tesco's, M&S and Next a 10 minute drive away at Holmbush Centre. Road networks are easily accessible as are buses into and out of the City Centre. Mile Oak Primary School is located towards the bottom of the road.



Entrance porch
Entrance hallway

Living room
13'11 x 10'4

Kitchen
9'5 x 7'9

Shower room
6'4 x 5'7

Bedroom
10'10 x 10'4

Bedroom
7'9 x 7'4

Conservatory
15'1 x 5'10

OUTSIDE

Front garden

Rear garden

Every care has been taken in preparing our sales particulars and they are usually verified by the vendor. We do not guarantee appliances, electrical fittings, plumbing, etc; you must satisfy yourself that they operate correctly. Room sizes are approximate. Please do not use them to buy carpets or furniture. We cannot verify the tenure as we do not have access to the legal title. We cannot guarantee boundaries or rights of way. You must take the advice of your legal representative.

t: 01273 565566

w: www.spencerandleigh.co.uk



Starting out at Spencer & Leigh
10 South Street, Portslade, Brighton,
BN41 2LE

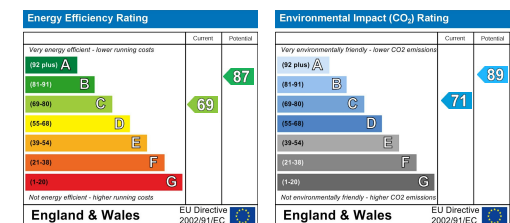
Head north on South Street toward
High Street

Turn right onto Valley Road

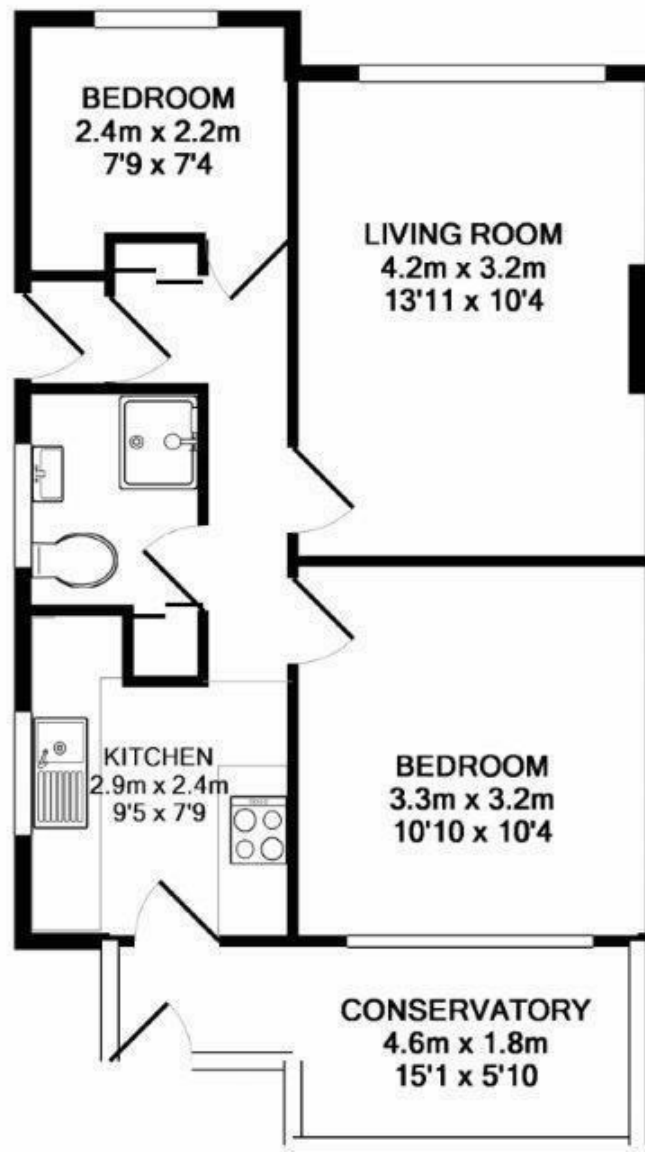
Turn right onto Chalky Road

Turn left onto Graham Avenue

Destination will be on the right



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TOTAL APPROX. FLOOR AREA 49.4 SQ.M. (532 SQ.FT.)
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