



**Graham Avenue, Brighton, BN1 8HD**

**welcome to**

**Graham Avenue, Brighton**

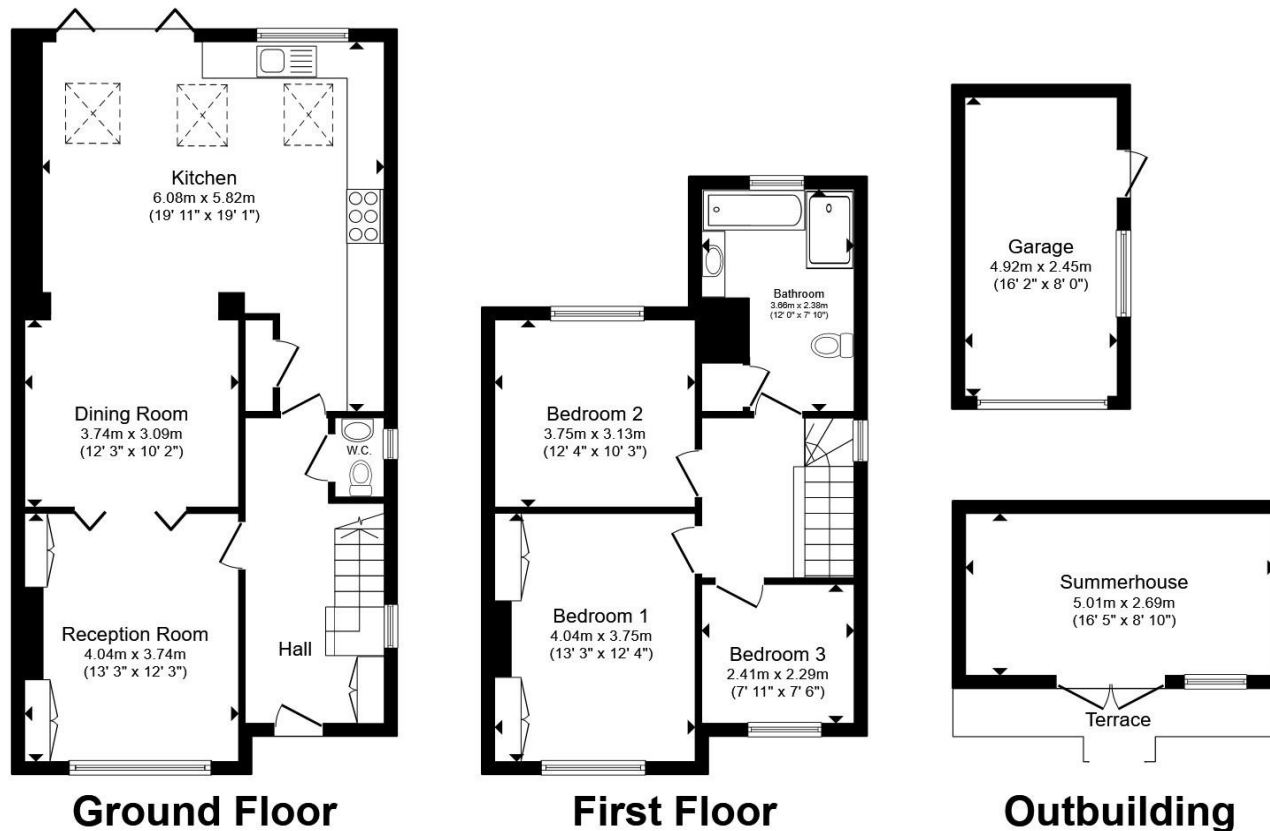
In the heart of sought-after Patcham, this beautifully presented 1930s semi blends period charm with modern living. Extended open-plan kitchen/diner, three generous bedrooms, driveway, garage and a superb rear garden with summer house—ideal for family life and entertaining.



Nestled in the heart of sought-after Patcham, this exceptional 1930s semi-detached house effortlessly blends traditional character with contemporary comfort. Beautifully maintained in excellent condition, the property greets visitors with inviting kerb appeal and the practical convenience of both a driveway and garage.

Inside, a thoughtfully extended open-plan kitchen and dining area provides a space perfect for bustling family life or relaxed entertaining. Here, natural light floods in, giving a warm and bright ambience, while charming period features offer an unmistakable sense of character. The generous proportions continue with three expansive bedrooms, offering ample room for the entire household, as well as a well-fitted modern bathroom.

Step outside to a substantial lawned rear garden, ideal for summer barbecues or children's play. In addition, a timber-framed summer house delivers even further versatility—perfect as a home office, hobbies retreat, or simply a tranquil space to unwind.



Total floor area 138.9 m<sup>2</sup> (1,495 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.propertybox.io](http://www.propertybox.io)

## welcome to Graham Avenue, Brighton

- EXTENDED SEMI-DETACHED FAMILY HOME
- OFF ROAD PARKING AND GARAGE
- LARGE FLAT LAWNED GARDEN WITH SUMMER HOUSE AND PATIO AREA
- EXCEPTIONALLY SPACIOUS OPEN PLAN KITCHEN DINING AREA
- DOWNSTAIRS W.C
- BUS ROUTES AND AMENITIES NEARBY
- ACCESSIBLE TO A23 AND A27 AND GATWICK AIRPORT

Tenure: Freehold EPC Rating: Awaited  
Council Tax Band: D

# £700,000



Please note the marker reflects the postcode not the actual property

**view this property online** [fox-and-sons.co.uk/Property/PRP106943](https://fox-and-sons.co.uk/Property/PRP106943)



Property Ref:  
PRP106943 - 0002

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