



87 Graham Crescent, Portslade BN41 2YA

Offers Over £300,000

- DETACHED BUNGALOW
- POTENTIAL TO CONVERT (STNC)
- IN NEED OF MODERNISATION
- LOGGIA
- POPULAR ROAD
- SOUTH FACING REAR GARDEN
- POTENTIAL FOR OFF ROAD PARKING
- GAS CENTRAL HEATING

Whitlock & Heaps are delighted to bring to market this detached bungalow being currently arranged as a one bedroom with minor work required to turn back into a two bedroom abode. The bungalow boasts good sized rooms and a south facing rear garden with garage. The property has masses of potential, with a loft conversion possible subject to necessary consents as well as the possibility of off road parking.

Bus routes operate locally making transport into the city centre easy. You are close to the local shops on Graham Avenue as well as the Old Village. West Hove Sainsburys and Holmbush Shopping Centre are both a short drive away with their supermarkets and petrol stations. The A23 slip road is easily accessible, making commutes out of the city possible.

ENTRANCE HALL Electrics, radiator, loft hatch.

KITCHEN Incorporating stainless steel single bowl sink unit with mixer tap and drainer, cupboards below and matching eye-level cupboards to side, vinyl work surfaces with space for washing machine and fridge/freezer, dual south/east aspect UPVC double glazed windows, radiator.

LIVING ROOM Fireplace with tiled hearth and electric fire, double doors to Loggia. Walk-through sliding doors to:-

RECEPTION ROOM/BEDROOM 2 Radiator, UPVC double glazed window.

LOGGIA Dual aspect sash window overlooking south facing garden, electrics.

BEDROOM 1 UPVC double glazed bay window, fitted wardrobes, radiator.

WET ROOM Tiled splashback, vanity wash-hand basin, electric 'Triton' shower unit, extractor fan, cupboard housing combination 'Worcester' gas-fired boiler, heated towel rail, frosted UPVC double glazed window.

CLOAKROOM Low level w.c., frosted window.

OUTSIDE

SOUTH FACING REAR GARDEN Mainly patio with mature plants to rear and side, door to garage, gate to shared driveway and side access.

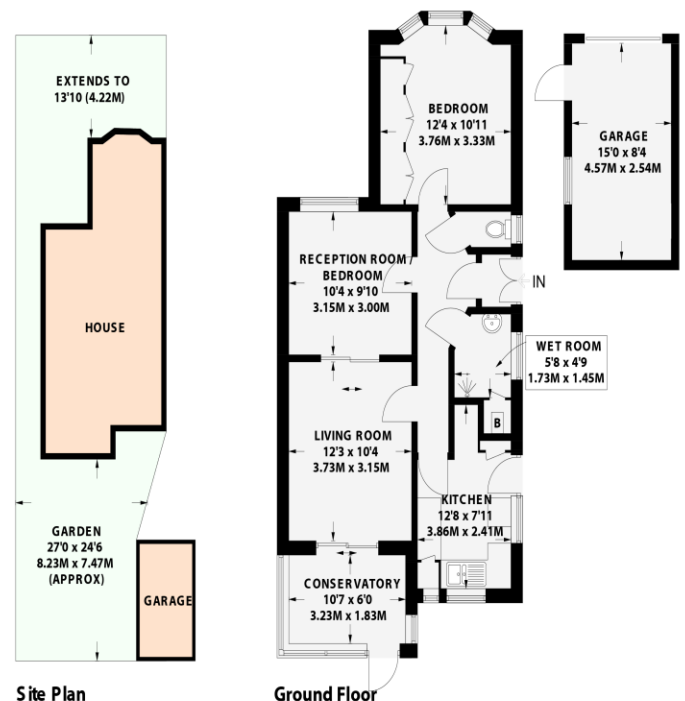
GARAGE Brick built garage with electrics, window, door to garden, up and over door.

FRONT GARDEN Mainly laid to Patio with potential for turning into off road parking (subject to consent), shared drive to garage.

GRAHAM CRESCENT PORTSLADE

APPROXIMATE GROSS INTERNAL AREA (EXCLUDING LIMITED USE AREA / GARAGE)
660 sq ft / 61.3 sq m

APPROXIMATE GROSS INTERNAL AREA (INCLUDING LIMITED USE AREA / GARAGE)
790.0 sq ft / 73.4 sq m



Floor plan is for illustration and identification purposes only and is not to scale. Plots, gardens, balconies and terraces are illustrative only and excluded from all area calculations. All site plans are for illustration purposes only and are not to scale. This floor plan has been produced in accordance with Royal Institution of Chartered Surveyors' International Property Standards 2 (IPMS2). Every attempt has been made to ensure the accuracy however all measurements, fixtures, fittings and data shown is an approximate interpretation for illustrative purposes only.

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CH	Ceiling Height
T	Hot Water Tank
FF	Fridge / Freezer
HH	Head Height Below 1.5m
MP	Measuring Points
S	Storage Cupboard
W	Fitted Wardrobes
W	Garden Shortened for Display



Portslade Branch

48 Boundary Road, Portslade BN3 4EF
portslade@whitlockandheaps.co.uk
01273 422706

Hove Branch

65 Sackville Road, Hove BN3 3WE
hove@whitlockandheaps.co.uk
01273 778577



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