

**Thornhill Rise, Portslade, East Sussex BN41 2YN**  
**Offers In The Region Of £375,000 Freehold**



- Extended Semi Detached Family Home
- Three Bedrooms
- Large Kitchen/Breakfast Room
- Master Bathroom With Ensuite
- Front & Rear Gardens
- Off Road Parking
- Chain Free
- Some Updating Required

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			86
(81-91) B			
(69-80) C			
(55-68) D		57	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

This spacious EXTENDED home with a LOFT CONVERSION is arranged over three floors and offers great sized accommodation. THREE BEDROOMS, lounge, large kitchen breakfast room, SPACIOUS BATHROOM & ENSUITE, ground floor cloakroom, front & rear gardens, OFF ROAD PARKING, some updating required, CHAIN FREE

**ENTRANCE HALL**

laminated flooring, stairs to the first floor, doors to

**CLOAKROOM**

comprising of a low level wc, wash hand basin, frosted window

**LOUNGE**

15'7 x 11'8 (4.75m x 3.56m)

laminated flooring, covered fire place, radiator, upvc double glazed bay window

**KITCHEN/DINING ROOM**

15'6 x 10'6 (4.72m x 3.20m)

comprising of a butler style sink unit, adjacent working surfaces with tiled surrounds, range of drawers and cupboards, space for cooker, space and plumbing for washing machine and dishwasher, space for fridge freezer, space for table, ceramic tiled floor, walk in cupboard, radiator, upvc double glazed window and upvc double glazed door to the garden

**FIRST FLOOR LANDING**

stairs to the second floor, doors to

**BEDROOM TWO**

15'7 x 9'11 (4.75m x 3.02m)

radiator, built in cupboard housing gas fired boiler, upvc double glazed window

**BEDROOM THREE**

8'4 x 7'4 (2.54m x 2.24m)

laminated flooring, radiator, window

**SPACIOUS BATHROOM**

a great size and comprising of a panelled bath, tiled shower cubicle, low level wc, pedestal wash hand basin, radiator, recess with shelving, tiled walls, tiled floor, window

**SECOND FLOOR LANDING**

Velux window, eaves storage, door to

**BEDROOM ONE**

12'1 x 8'6 (3.68m x 2.59m)

radiator, laminated flooring, two upvc double glazed windows

**ENSUITE**

comprising of a tile shower cubicle, low level wc, pedestal wash hand basin, radiator, tiled walls, tiled floor, extractor fan

**REAR GARDEN**

mainly laid to lawn, patio area adjacent to the house, outside tap, side access

**FRONT GARDEN**

mainly laid to lawn, \* ideal for further off road parking

**OFF ROAD PARKING**

block paved, access via a shared drive

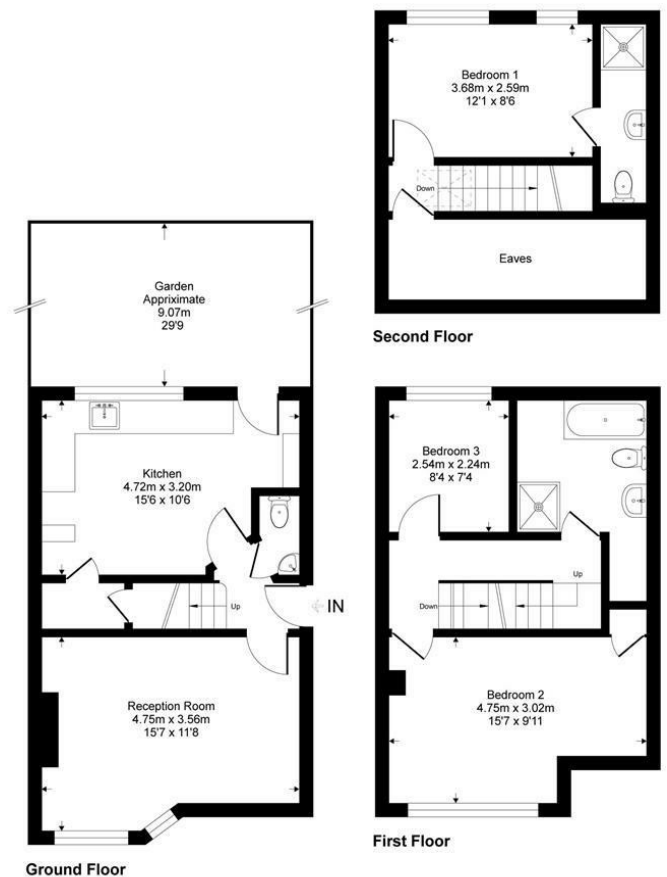
**THE LOCATION**

in a popular area close to local shops schools and amenities in nearby Graham Avenue and within just a few minutes' drive of both the A27 and the Old Shoreham Road. Local buses provide regular services to Portslade Town centre and mainline railway station, Hove and Brighton. The Holmbush Centre and Sainsbury's West Hove store are also both within a few minutes drive

Council Tax Band C



**Thornhill Rise, BN41**  
Approximate Gross Internal Area = 86 sq m / 928 sq ft (excluding eaves)



This floorplan is for representation purposes only as defined by the RICS code of measuring practice and should be used as such. Whilst every attempt has been made to ensure the accuracy is contained here, no responsibility is taken for any error, omission or mis-statement. Any figure provided is for guidance only and should not be used for valuation purposes. Produced by Casaphoto Ltd. For Sinnott Green