



**Thornhill Rise, Portslade, East Sussex BN41 2YP**  
**Offers In Excess Of £325,000 Freehold**



- Extended Semi
- Two Double Bedrooms
- Kitchen/Dining Room
- Re Fitted Bathroom
- South Facing Garden
- Garage & Driveway
- Well Presented Throughout

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			86
(81-91) B			
(69-80) C		64	
(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	

This chain free spacious chalet style EXTENDED SEMI DETACHED home has been improved by the owners and is presented in very good order. TWO DOUBLE BEDROOMS, lounge, kitchen/dining room, RE FITTED BATHROOM, RE MODELLED SOUTH FACING GARDEN, double glazing, gas central heating, GARAGE & DRIVEWAY.

**PORCH**  
frosted upvc double glazed, frosted upvc double glazed front door to

**ENTRANCE HALL**  
built in storage cupboard, radiator, door to the Bathroom, door to

**LOUNGE**  
Fire place with inset gas real flame fire and wood surround, radiator, inset down lighters, dual aspect upvc double glazed window and upvc double glazed bay window

**INNER HALLWAY**  
stairs to the first floor, door to

**KITCHEN/DINING ROOM**  
comprising of an inset sink unit, adjacent working surfaces with tiled surrounds, base and eye level units, space for cooker, fridge freezer and tumble dryer, space and plumbing for a washing machine, laminate flooring, inset down lighters

**DINING AREA**  
space for table, radiator, laminate flooring, coving, dual aspect upvc double glazed windows, upvc double glazed door to the garden

**RE FITTED BATHROOM**  
a contemporary white suite comprising of a shower/bath with mixer taps and a separate overhead shower and glass shower screen, wash hand basin with cupboard under, wc with concealed cistern, ladder style heated towel rail, fitted mirror with lights and built in shaver point, inset down lighters, frosted upvc double glazed window

**FIRST FLOOR LANDING**  
upvc double glazed window, loft access, doors to

**BEDROOM ONE**  
radiator, storage cupboard, inset downlighters, upvc double glazed window

**BEDROOM TWO**  
walk in cupboard, radiator, cupboard housing wall mounted gas fired combination boiler, upvc double glazed window

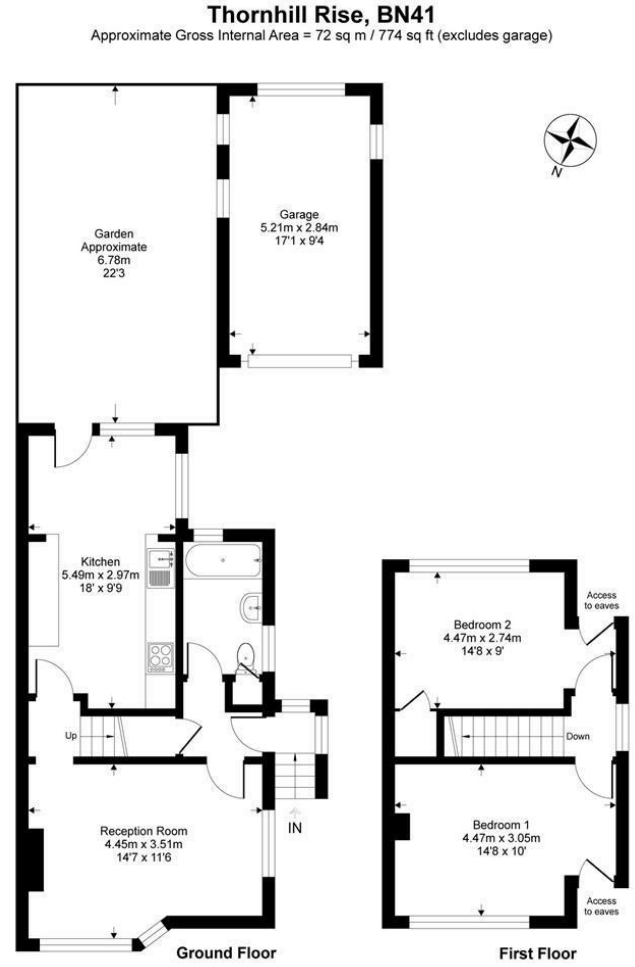
**SOUTH FACING GARDEN**  
RE MODELLED with decking adjacent to the property, artificial grass, side access gate

**PRIVATE DRIVEWAY**  
block paved and providing additional parking

**GARAGE**  
up and over door, power and light, INSPECTION PIT, windows, access via a shared drive

**THE LOCATION**  
in a popular road close to local shops 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



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