

SINNOTT GREEN

Sales & Lettings



Thornhill Rise, Portslade, BN41 2YL
£350,000 Freehold



- Extended Bungalow
- Three Double Bedrooms
- Two Reception Rooms
- Shower Room & Ensuite Bathroom
- Fitted Kitchen
- Front & Rear Gardens
- Garage
- Adjoins Open Fields

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	68	76
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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This EXTENDED semi detached chalet BUNGALOW offers good size accommodation and ADJOINS OPEN FIELDS. lounge, dining room, THREE DOUBLE BEDROOMS, fitted kitchen, SHOWER ROOM AND ENSUITE BATHROOM, front & rear gardens, GARAGE

COVERED PORCH

frosted upvc double glazed front door to

ENTRANCE HALL

coving, meter cupboard, door to

LOUNGE

21'5 x 12'9 (6.53m x 3.89m)

fire place with inset solid fuel burner, stairs to the first floor, radiator, coving, laminate flooring, square arch to

DINING ROOM

laminate flooring, coving, upvc double glazed window, upvc double glazed double doors to the garden

KITCHEN

11'9 x 10' (3.58m x 3.05m)

fitted with matching units and comprising of a 1 1/2 bowl inset sink unit, adjacent working surfaces with tiled surrounds, base and eye level units, INSET FOUR RING GAS HOB, BUILT IN ELECTRIC OVEN AND GRILL, space for fridge freezer, inset downlighters, door to

UTILITY AREA

space and plumbing for washing machine, tiled floor, triple aspect windows and sliding patio door to the garden

BEDROOM TWO

12'2 x 10'7 (3.71m x 3.23m)

coving, radiator, double glazed window

BEDROOM THREE

11'3 x 8'5 (3.43m x 2.57m)

coving, radiator, double glazed window

SHOWER ROOM

comprising of a tiled shower cubicle , wash hand basin with cupboards under, radiator, airing cupboard, extractor fan, frosted upvc double glazed window

SEPARATE WC

comprising of a low level wc, radiator, coving, part tiled walls, frosted double glazed window

FIRST FLOOR LANDING

velux window, door to

BEDROOM ONE

16'6 x 10'8 (5.03m x 3.25m)

dual aspect velux windows, radiator, eaves storage cupboard, views over fields and the Downs

ENSUITE BATHROOM

comprising of a corner bath with mixer tap and shower attachment, pedestal wash hand basin, low level wc, part tiled walls, frosted upvc double glazed window

FRONT GARDEN

mainly laid to lawn, flower and shrub beds

REAR GARDEN

mainly paved, flower and shrub beds, walled on to to one side and the rear, garden shed, side gate, adjoins a field at the rear

GARAGE

18' x 9' (5.49m x 2.74m)

up and over door, light, window, side door to the garden

THE LOCATION

a popular residential road, close to Schools and local amenities 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

