



Thornhill Rise, Portslade, East Sussex BN41 2YL
Guide Price £350,000 Leasehold



- Extended Detached Bungalow
- Two/Three Bedrooms
- Lounge & Dining Room
- Re Fitted Kitchen
- Bathroom & Separate Wc
- Rear Garden adjoins fields
- Garage
- Chain Free

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		85
(81-91) B		
(69-80) C		
(55-68) D	58	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

an EXTENDED DETACHED BUNGALOW, 2/3 bedrooms, lounge and dining room, RE FITTED KITCHEN WITH APPLIANCES, bathroom, separate wc, rear garden adjoins fields, GARAGE, chain free,

ENCLOSED PORCH

via upvc double glazed door, upvc double glazed front door to

ENTRANCE HALL

laminated flooring, radiator, loft access, doors to

LOUNGE

fireplace, two wall lights, archway to

DINING ROOM

laminated flooring, coving, dual aspect upvc double glazed window and upvc double glazed patio doors to the garden

KITCHEN

fitted with modern, matching cream gloss units and comprising of an inset sink unit, adjacent working surfaces with tiled surrounds, a range of base and eye level cupboards and drawers, INSET FOUR RING INDUCTION HOB, EXTRACTOR FAN OVER, BUILT IN EYE LEVEL ELECTRIC DOUBLE OVEN AND GRILL, INTEGRATED FRIDGE, INTEGRATED WASHING MACHINE, coving, dual aspect upvc double glazed windows

BEDROOM ONE

laminated flooring, radiator, coving, upvc double glazed window

BEDROOM TWO

fitted wardrobe with four doors, coving, radiator, square arch to

DRESSING ROOM/POSSIBLE BEDROOM THREE

fitted cupboards and drawers, double radiator, coving, upvc double glazed window

SEPARATE WC

comprising low level wc, part tiled walls, frosted upvc double glazed window

BATHROOM

comprising of a panelled bath with separate overhead electric shower and glass shower screen, pedestal wash hand basin, ladder style heated towel rail, tiled walls, tiled floor, built in cupboard housing a 'Worcester' gas fired combination boiler, coving, frosted upvc double glazed window

REAR GARDEN

tiered and well kept with an area of neat lawn, patio, garden shed, side access, adjoins open field at the rear

FRONT GARDEN

mainly laid to lawn, flower beds

GARAGE

up and over door, access via a shared drive

THE LOCATION

in a popular residential road, close to schools and with 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

