



WEATHERILL
Property Group
Your Property Matters

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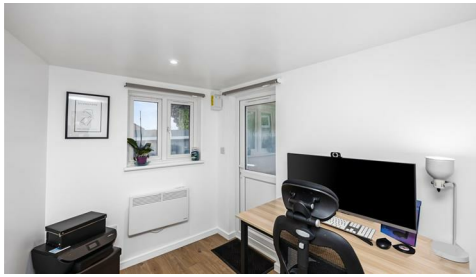
1 Tophill Close Portslade BN41 2QB

We are delighted to present this well laid out and good sized 2 storey house with benefits including 2 OFF STREET PARKING SPACES, A PAVED REAR GARDEN, 2 OFFICES and being located in a QUIET CUL DE SAC just off Mile Oak Road in Portslade.



Offers In The Region Of £285,000 Freehold

All of our properties are available to view online at www.weatherillpropertygroup.co.uk



- AN IMPRESSIVE & RATHER QUIRKY ONE BEDROOM HOUSE WITH AN ABUNDANCE OF ADD ONS
- FANTASTIC BATHROOM WITH WHITE SUITE
- A GOOD SIZED LOUNGE/DINING ROOM
- A WELL QUIPPED KITCHEN
- OFF STREET PARKING FOR 2 CARS

Viewing

Call us on 01273 322766 or email us: sales@wpgsussex.co.uk

Agents Notes

Arranged over two floors the accommodation within briefly comprises: 1 DOUBLE BEDROOM WITH WALK IN WARDROBE, A BATHROOM, A PORCH, A LOUNGE AND A WELL FITTED MODERN KITCHEN.

In terms OUTSIDE SPACE there are 2 PARKING SPACES to the side of the property, a gate to the REAR GARDEN and in turn 2 OUTBUILDINGS/OFFICES one of which is presently used for dry storage. The house is in EXCELLENT ORDER THROUGHOUT, benefits greatly from central heating and tasteful uPVC double glazed windows and is located in an extremely quiet spot close to Portslade's Historic Old Village and green spaces including easy access on the Downs. There is a major bus route that runs just a 2 to 3 minute walk away from the property.

Note from the owner:

"We have found that the property is in the perfect location for convenient access to the high street and the town centre, while offering the tranquility of backing on to the South Downs. From the bedroom window, you can enjoy views across the hills and into Brighton, which is always a treat on days with a beautiful sunrise. Our favourite part of the property is the outbuildings. They were converted in 2023 and have provided a multifunctional space and an important separation from working in the house during days when we both work from home. Whether you want them to be a business premises, home gym or office space, they are ready to be turned into whatever suits your needs."

EPC

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			90
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		45	
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



Floor plans

GROUND FLOOR

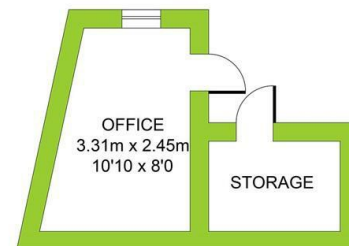
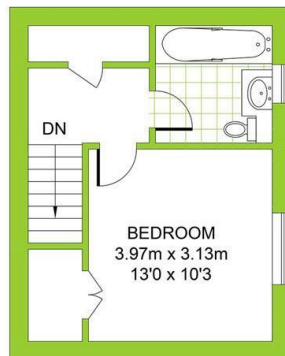
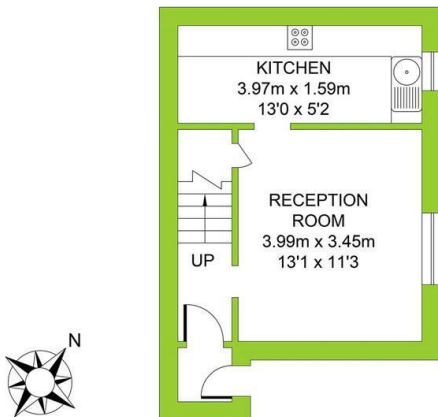
Approximate Gross Internal Area
21.27 sq m / 228.94 sq ft

FIRST FLOOR

Approximate Gross Internal Area
20.41 sq m / 219.69 sq ft

OUTBUILDING

Approximate Gross Internal Area
10.50 sq m / 113.02 sq ft



TOP HILL CLOSE

Total Area : 52.18m²= 561.66ft²

Illustration for identification purposed only, measurements are approximate, not to scale.
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