

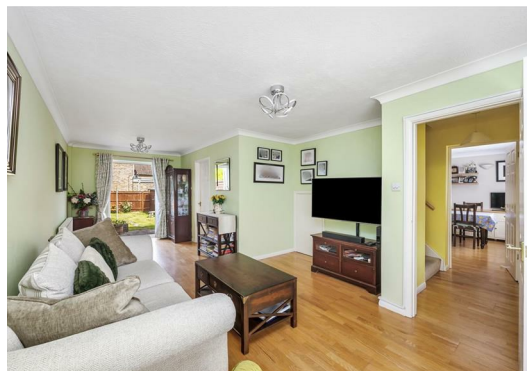
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Company Registration No: 11397540



## 2 Thornbush Crescent Portslade BN41 2GW

The Weatherill Property Group are very pleased to present this VERY LARGE DOUBLE FRONTED semi-detached family home with benefits including off street parking to the front, a delightful side and rear garden, that all important family sized kitchen/diner and being located just off Fox Way in Portslade.



### Offers In The Region Of £550,000 Freehold

All of our properties are available to view online at [www.weatherillpropertygroup.co.uk](http://www.weatherillpropertygroup.co.uk)



## Viewing

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

## Agents Notes

Arranged over 2 floors, the accommodation within briefly comprises: 4 BEDROOMS (WALK IN STORAGE TO BEDROOM 1), 2 BATHROOM INCLUDING AN EN-SUITE, A PORCH, AN ENTRANCE HALL, GROUND FLOOR CLOAKROOM/WC, A LARGE THROUGH LOUNGE, A FABULOUS OPEN PLAN KITCHEN/DINER WITH GLAZED DOORS THAT CAN SEPARATE THESE 2 ROOMS AND AN ADJACENT UTILITY ROOM.

In terms of outside space, there is a generous wraparound side and rear garden that is paved and laid to lawn with a summerhouse and a Garden Office with a separate meter, and a garden shed. There is also off street parking to the front.

Thornbush Crescent is located just off Fox Way in Portslade and ideally situated for West Hove Sainsburys, Portslade Leisure Centre, good schools and regular bus services, as well as plenty of open green spaces.

- AN IMPRESSIVE DOUBLE FRONTED SEMI-DETACHED HOUSE
- 4 BEDROOMS ((WALK IN STORAGE TO BEDROOM 1) 2 BATHROOMS
- GROUND FLOOR CLOAKROOM/WC
- LARGE THROUGH LOUNGE
- FANTASTIC OPEN PLAN FAMILY SIZED KITCHEN/DINER

## EPC

### Energy Efficiency Rating

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



## Floor plans

### GROUND FLOOR

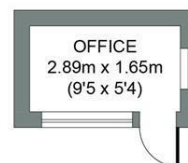
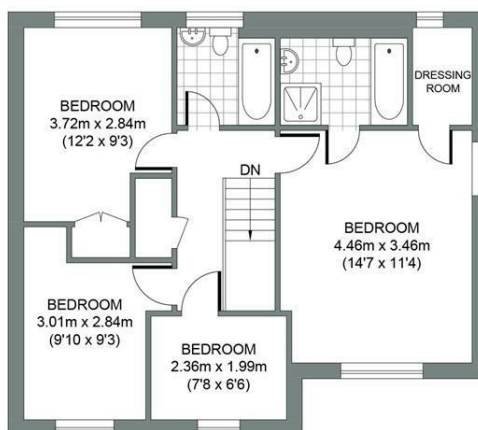
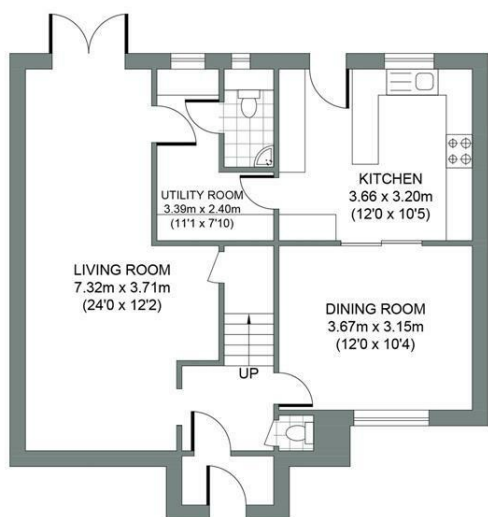
Approximate Gross Internal Area  
62.50 sq m / 672.74 sq ft

### FIRST FLOOR

Approximate Gross Internal Area  
60.79 sq m / 654.33 sq ft

### OUTBUILDING

Approximate Gross Internal Area  
4.77 sq m / 51.34 sq ft



THORNBUSH CRESCENT

Total Area (Including Outbuilding) : 128.06m² = 1378.41ft²

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