



Thornhill Rise | Portslade | BN41 2YJ

Offers Over £325,000



We are delighted to offer for sale this spacious two double bedroom mid terrace house situated in this popular Portslade location with easy access to the South Downs



Key Features

- Mid Terrace House
- Two Double Bedrooms
- Modern Fitted Bathroom
- Open Plan Modern Kitchen/Diner
- Separate Lounge
- Sun Trap Rear Garden
- Conservatory
- Popular Portslade Location



2 Bedrooms



1 Bathroom



2 Reception Rooms

INTERNAL

Pvcu double glazed front door through to:-

ENTRANCE HALLWAY North East aspect. Comprising radiator, carpeted flooring, stairs to first floor.

SPACIOUS LOUNGE North East aspect. Comprising pvcu double glazed window, radiator, feature fireplace with fitted gas fire insert, coving, door through to:-

OPEN PLAN KITCHEN/DINER

Dining Area: South West aspect. Comprising radiator, carpeted flooring, understairs storage cupboard, double glazed double doors out to conservatory.

Kitchen Area: South West aspect. Comprising pvcu double glazed window and door out to rear garden, range of fitted cupboards and drawers with laminate work surfaces, under unit lighting, tiled splashbacks, inset gas hob oven below and extractor fan over, inset one and a half bowl stainless steel sink unit with mixer tap, integrated appliances including fridge/freezer and dishwasher.

CONSERVATORY South West aspect. Comprising range of pvcu double glazed windows, pvcu double glazed double doors out to rear garden, laminate flooring, two wall mounted lights.

FIRST FLOOR LANDING Comprising obscured glass internal windows, loft hatch access being insulated and boarded, built in storage cupboard, carpeted flooring. .

BEDROOM ONE North East aspect. Comprising pvcu double glazed window benefitting from attractive views over South Downs, radiator, carpeted flooring, built in double door storage cupboard.

BEDROOM TWO South West aspect. Comprising pvcu double glazed window, radiator, carpeted flooring,

MODERN FITTED BATHROOM South West aspect. Comprising pvcu double glazed window, fully tiled walls, low flush wc, chrome ladder style heated towel rail, pedestal hand wash basin, panel enclosed P shaped bath with integrated shower over, vinyl flooring.

EXTERNAL

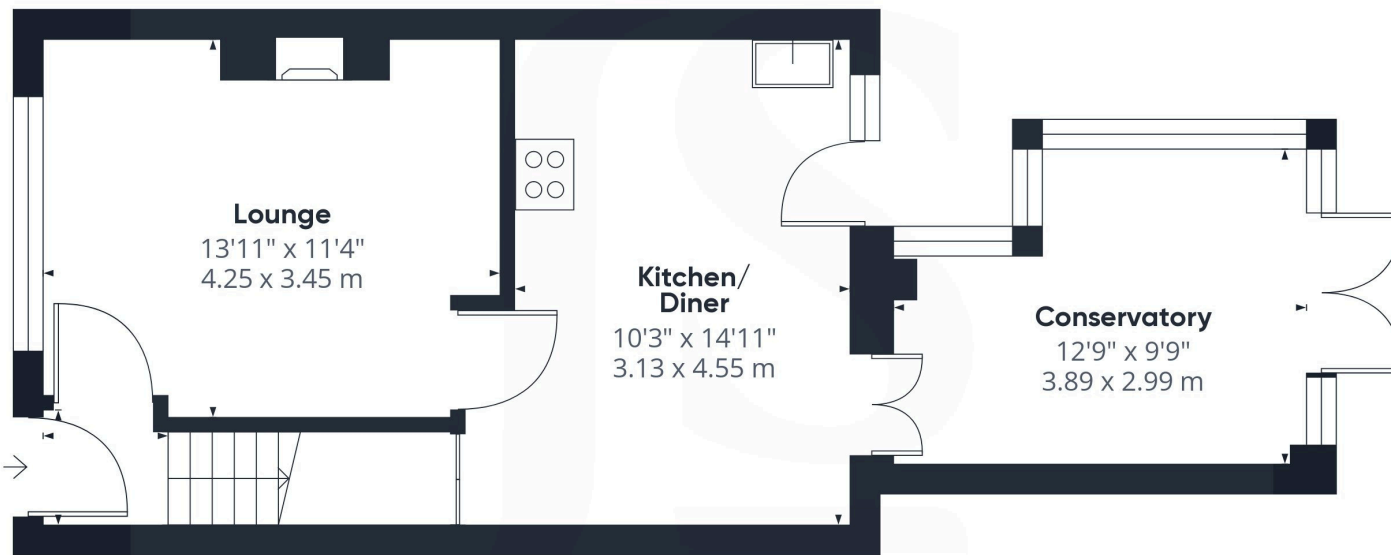
FRONT GARDEN Path leading to front door, lawn area with mature flower, shrubs and hedge, pathway to side access.

SUN TRAP REAR GARDEN Steps leading down to lawned area having various mature shrub and plant borders, paved patio area, gate to side access, timber built shed, wall and fence enclosed.

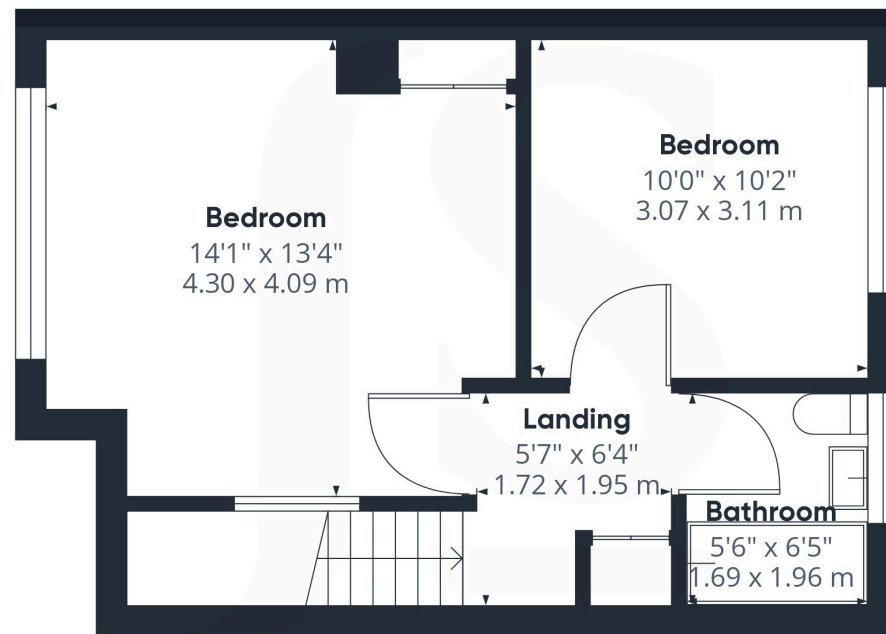
LOCATION

Situated close to the downs and within a few hundred yards of local shops and amenities and within 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.





Floor 0



Floor 1

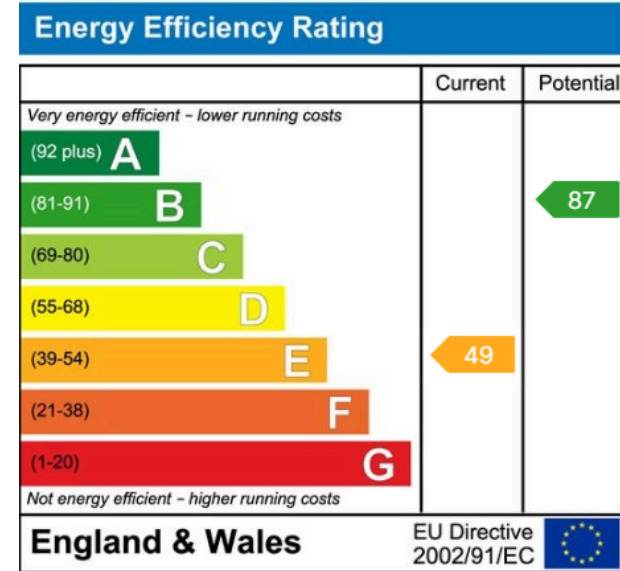


Approximate total area⁽¹⁾
827.93 ft²
76.92 m²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE360



Property Details:

Floor area (as quoted by EPC: 764 sqft)

Tenure: Freehold

Council tax band: C

Whilst we endeavour to make our property particulars accurate and reliable, we have not carried out a detailed survey. If there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information for you, particularly if you are contemplating travelling some distance. Whilst every effort has been made to ensure that any floorplans are correct and drawn as accurately as possible, they are to be used for layout and identification purposes only and are not drawn to scale. The services, where applicable, including electrical equipment and other appliances have not been tested and no warranty can be given that they are in working order, even where described in these particulars. Carpets, curtains, furnishings, gas fires, electrical goods/fittings or other fixtures, unless expressly mentioned, are not necessarily included with the property.