

Guide Price £325,000 Freehold

- TWO BEDROOM SEMI
 DETACHED HOUSE
- GARAGE/OFFICE
- LANDSCAPED REAR
 GARDEN

- DRIVEWAY
- WELL PRESENTED
 THROUGHOUT
- HIGHLY SOUGHT AFTER LOCATION

GUIDE PRICE £325,000 - £350,000

Robert Luff & Co are delighted to bring to market this two bedroom semi detached home located in Thornhill Rise, Portslade. Conveniently located within reach of the green open spaces of the South Downs, Thornhill Rise benefits from easy access to the A27 making this home ideally situated for young families, shoppers and commuters alike. Boundary Road provides a wide selection of high street and independent stores, bars and cafes. At the nearby Holmbush Centre, Tesco, Next and Marks & Spencer have larger superstore facilities.

Accommodation offers; spacious living area, fitted kitchen/dining room, ground floor bathroom, separate WC, two double bedrooms and additional loft room. Also benefitting from a landscaped rear garden, garage/office and off road parking. Local schools include Mile Oak Primary School, Portslade Aldridge Community Academy, King's School Hove, Peter Gladwin Primary School and Downs Park School.



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Accommodation

Entrance Hall

Kitchen 10'11 x 9 (3.33m x 2.74m)

Dining Room 10'6 x 9 (3.20m x 2.74m)

Living Room 14'9 x 12'2 (4.50m x 3.71m)

Bathroom

WC

Bedroom One 14'9 x 10'1 (4.50m x 3.07m)

Bedroom Two 14'9 x 8'11 (4.50m x 2.72m)

Loft Room

Garage/Office

Driveway

AGENTS NOTES

Freehold EPC: D

Council Tax: C

















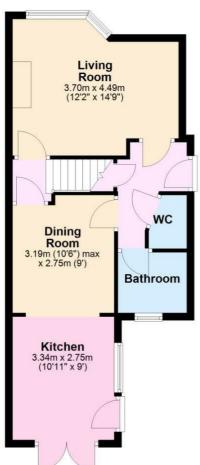






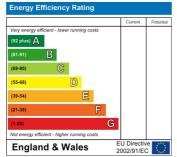


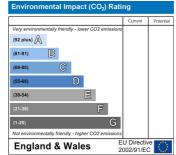
Ground Floor Approx. 44.9 sq. metres (483.0 sq. feet)





Total area: approx. 74.3 sq. metres (799.6 sq. feet)





The information provided about this property does not constitute or form any part of an offer or contract, nor may it be regarded as representations. All interested parties must verify accuracy and your solicitor must verify tenure/lease information, fixtures and fittings and, where the property has been extended/converted, planning/building regulation consents. All dimensions are approximate and quoted for guidance only as are floor plans which are not to scale and their accuracy cannot be confirmed. References to appliances and/or services does not imply that they are necessarily in working order or fit for the purpose.