



Thornhill Rise, Brighton



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 W/C, two double bedrooms and additional loft room. Also benefiting 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

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Floorplan



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

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

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

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.