



Offers In Excess Of
£468,000
Freehold

Thornhill Rise, Portslade

- FOUR DOUBLE BEDROOM SEMI DETACHED HOUSE
- LANDSCAPED REAR GARDEN
- SPANNING OVER 1 220 SQFT
- CLOSE TO LOCAL AMENITIES
- OFF ROAD PARKING FOR TWO CARS
- FANTASTIC VIEWS OVER THE DOWNS
- HIGHLY SOUGHT AFTER LOCATION
- MODERN DECOR THROUGHOUT

Robert Luff & Co are delighted to bring to market this exceptionally large four double bedroom semi detached residence. 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. Mile Oak Road, Graham Avenue and Valley Road offer a variety of local shops, while in central Portslade, 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; Modern fitted kitchen/dining Room, Separate living area, four double bedrooms, family shower room & ensuite to principle bedroom. Other benefits include; driveway with parking for two cars, landscaped rear garden and beautiful views over the downs.

T: 01273 921133 E:
www.robertluff.co.uk

**Robert
Luff & Co**
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Accommodation

Entrance Hall

Kitchen/Dining Room 24'5 x 15'0 (7.44m x 4.57m)

Living Room 15'6 x 11'7 (4.72m x 3.53m)

Shower Room

Stairs to first floor

Bedroom Two 15'6 x 9'10 (4.72m x 3.00m)

Bedroom Three 12'2 x 10'5 (3.71m x 3.18m)

Bedroom Four 12'2 x 10'5 (3.71m x 3.18m)

Stairs to second floor

Bedroom One 14'1 x 12'1 (4.29m x 3.68m)

En-Suite

AGENTS NOTES

Freehold

EPC: C

Council Tax Band: C

28 Blatchington Road, Hove, East Sussex, BN3 3YN

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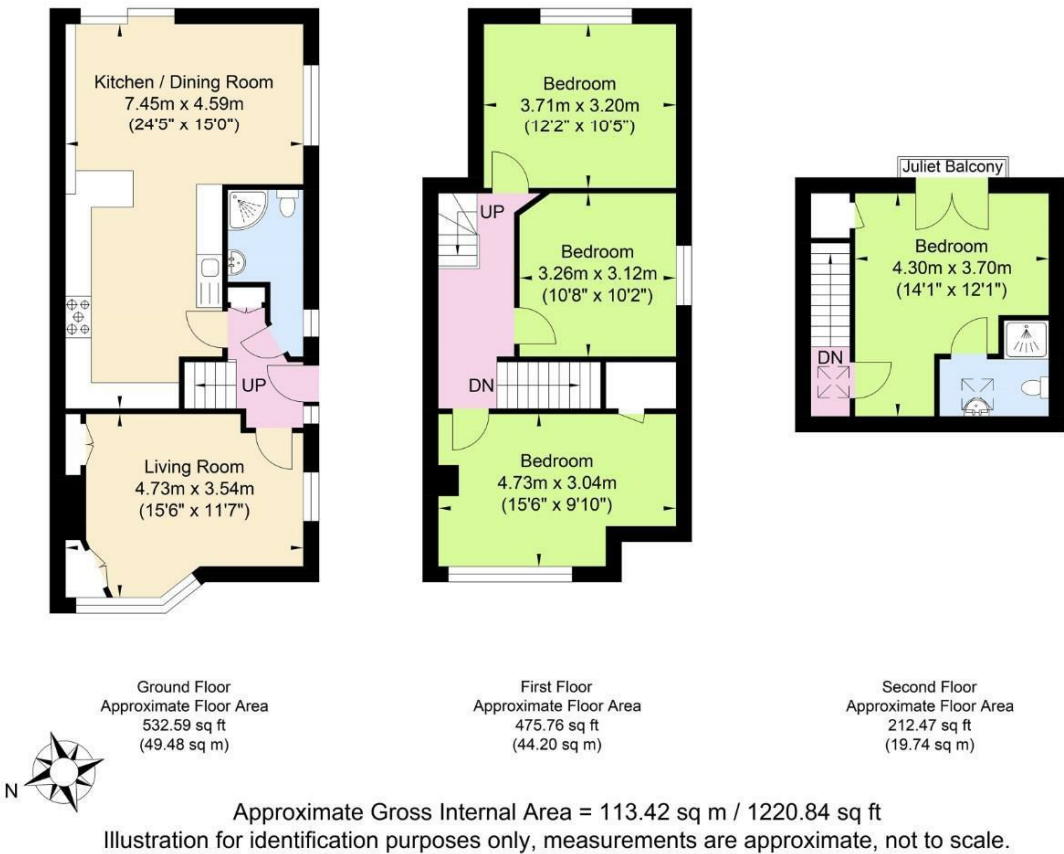
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Thornhill Rise



Energy Efficiency Rating		Environmental Impact (CO ₂) Rating			
	Current	Potential		Current	Potential
Very energy efficient - lower running costs				Very environmentally friendly - lower CO ₂ emissions	
(92 plus) A		82		(92 plus) A	
(81-91) B				(81-91) B	
(69-80) C		69		(69-80) C	
(55-68) D				(55-68) D	
(39-54) E				(39-54) E	
(21-38) F				(21-38) F	
(1-20) G				(1-20) G	
Not energy efficient - higher running costs				Not environmentally friendly - higher CO ₂ emissions	
England & Wales		EU Directive 2002/91/EC		England & Wales	
					

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.