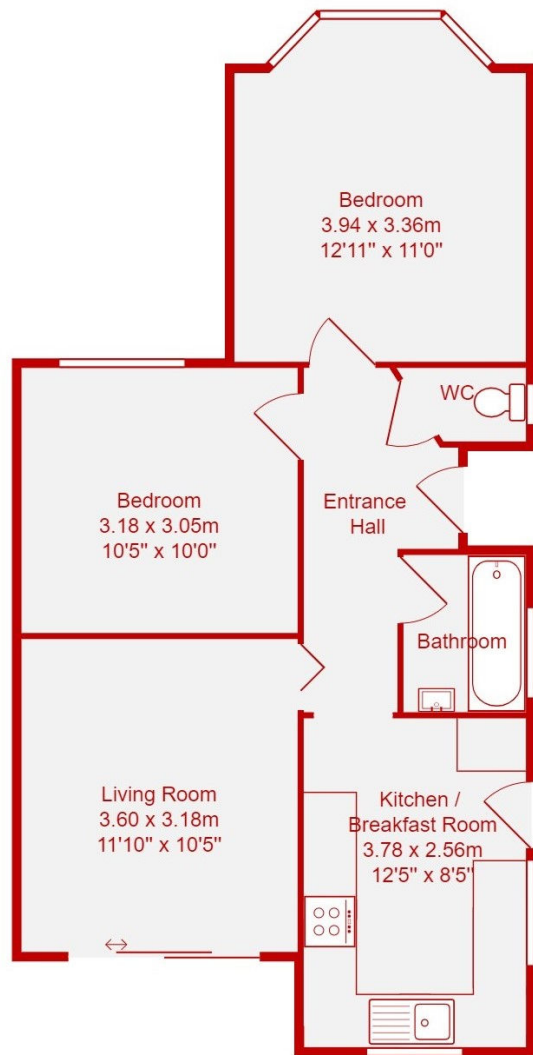




162 Thorn Hill Rise, Portslade, BN41 2YL

BEAUMONTS
ESTATE AGENTS



Total Area: 53.0 m² ... 570 ft²

All measurements are approximate and for display purposes only.



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SUMMARY OF ACCOMMODATION

GROUND FLOOR: Entrance Hall * Living Room with sliding patio doors to the garden * Kitchen * Two Double Bedrooms * Half tiled Bathroom with modern white suite * Cloakroom *

OUTSIDE: Shared Drive to Garage with up and over door * Separate Car Hard Stand * Rear Garden with paved sun terrace and raised lawn backing onto farmland *

Gas Fired Central Heating * Double Glazing

This delightful two double bedroom detached bungalow is offered in excellent decorative order together with good size light and airy accommodation. The Living Room with sliding patio doors to garden and views to the farmland. The good size kitchen is fitted with an ample range of base & wall mounted units and has a double glazed door to the side. Two double bedrooms, Family Bathroom with fitted shower, cloak room. Outside there is a car hard stand and shared drive to garage with up and over door. To the rear a delightful rear garden backing on to open farm land.

The property is situated in this popular residential road with local shops and amenities in the nearby Graham Avenue including bot Indian & Chinese take aways. Local bus services provide a regular service to Portslade Town Centre and mainline railway station. The Holmbush Shopping Centre with Marks & Spencer, Tesco and Next is a short drive away and Portslade Sports Centre is approx. ¼ mile distant.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C		
55-68	D	62 D	
39-54	E		
21-38	F		
1-20	G		



IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.