



## Thornbush Crescent, Portslade

Offers Over **£475,000**



**Property Type:** End of Terrace House

**Bedrooms:** 3

**Bathrooms:** 2

**Receptions:** 2

**Tenure:** Freehold

**Council Tax Band:** C

- Three Double Bedrooms
- Garage In Compound
- Off Street Parking
- West Facing Rear Garden
- Downstairs Wc/Utility Room
- Ensuite To Master Bedroom
- Close To South Downs
- End Of Terrace Home
- Close To Local Bus Routes
- Spacious Lounge

We are delighted to offer for sale this extended three double bedroom family home situated in the popular North Portslade location.

Situated in this quiet residential location in the popular Mile Oak area, shopping facilities at Sainsburys can be found nearby with more comprehensive shopping facilities within 1 1/2 miles away in Boundary Road, where you will also find Portslade railway station which has direct links to London. A bus stop can be found at the end of the terrace providing services directly into Brighton & Hove (particularly the No6 taking you to Brighton Station and Churchill Square), whilst the Brighton by-pass giving access to the A27 and A23/M23 to Gatwick and London is to the North.





**EXPOSED STORM PORCH** Obscure glass double glazed composite door through to:-

**SPACIOUS ENTRANCE HALL** East aspect. Comprising stairs to first floor, understairs storage, single light fitting, wooden flooring.

**GROUND FLOOR UTILITY/OFFICE** Comprising recessed spotlights, wall mounted radiator, built in cupboards having space for washing machine and tumble dryer, separate storage cupboard, wooden flooring. Door to:-

**GROUND FLOOR WC** East aspect. Comprising pvcu double glazed window, low flush wc, vanity hand wash basin with storage below, cupboard above housing Worcester combination boiler. Chrome heated towel rail, tiled flooring.

**OPEN PLAN DINING AREA** Comprising recessed spotlights, two radiators, wooden flooring.

**SPACIOUS LOUNGE** West aspect. Comprising two pvcu double glazed windows, two contemporary upstanding radiators, carpeted flooring, recessed spotlights, double doors into Dining Area.

**DOUBLE ASPECT KITCHEN** East and West aspect. Comprising pvcu double glazed windows, aluminium framed double glazed bi-folding doors out to rear garden. Roll edge laminate work top with matching base and eye line cupboards, porcelain one and a half bowl sink unit with mixer tap, space and provision for range style cooker with extractor fan above, integrated appliances include fridge/freezer, wine cooler, undercounter freezer, tiled flooring, recessed spotlights.

**FIRST FLOOR LANDING** East aspect. Comprising two pvcu double glazed windows, loft hatch access with pull down ladder being partially boarded and fully insulated. Single light fitting.

**BEDROOM THREE** West aspect. Comprising pvcu double glazed window, radiator, single light fitting, carpeted flooring.

**BEDROOM TWO** West aspect. Comprising pvcu double glazed window, radiator, built in wardrobe with hanging rail and shelving, light fitting with directable spotlights.

**BATHROOM** East aspect. Comprising obscure glass pvcu double glazed window, vanity unit with inset low flush wc, hand wash basin and storage below, panel enclosed P shaped bath with integrated shower and integrated taps, chrome heated towel rail, fully tiled walls, tiled flooring.

**DOUBLE ASPECT ENSUITE BEDROOM ONE** South and West aspect. Comprising two pvcu double glazed window, radiator, vaulted ceiling with LED strip lighting and ceiling light fitting, two built in wardrobe cupboards with hanging rail and shelving. Door to:-

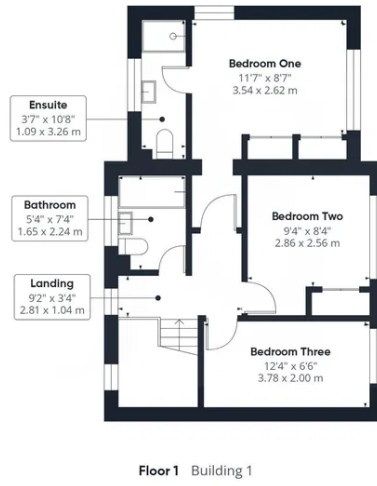
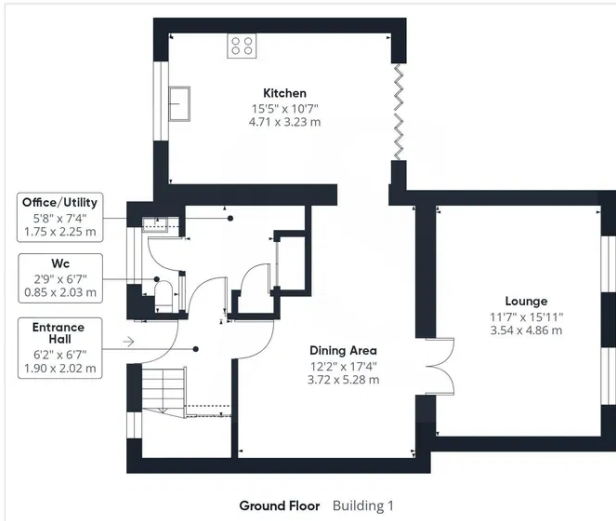
**ENSUITE SHOWER ROOM** East aspect. Comprising obscure glass pvcu double glazed window, low flush wc, hand wash basing with vanity unit below, shower cubicle with shower attachment, chrome heated towel rail, tiled flooring.

**FRONT GARDEN** Blocked paved driveway providing off street parking for two/three vehicles, two electric car charge points.

**REAR GARDEN** Large paved patio area having steps up to lawned area, raised pond, timber built shed, gate to rear access, fence enclosed.

**GARAGE** With up and over door.





**Approximate total area<sup>(1)</sup>**  
 1217 ft<sup>2</sup>  
 113.1 m<sup>2</sup>

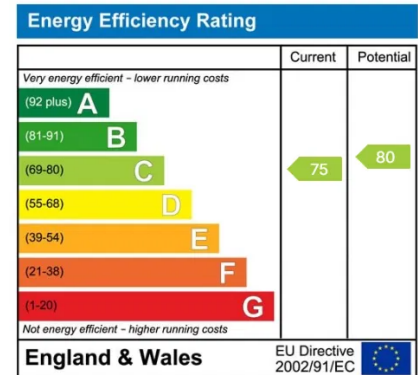
**Reduced headroom**  
 4 ft<sup>2</sup>  
 0.4 m<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom  
 ..... Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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Whilst we endeavour to make our properties 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, furnishing, gas fires, electrical goods/ fittings or other fixtures, unless expressly mentioned, are not necessarily included with the property.