



## 173 Thornhill Rise Portslade BN41 2YJ

The Weatherill Property Group are delighted to present this beautifully appointed semi-detached family home, having benefits including a garage, fabulous front side and rear gardens, occupying an amazing corner plot and having wonderful views from all the principle rooms. Located close to PACA and other local schools, shopping facilities and bus services within the ever popular Portslade area.



**Offers In Excess Of £400,000 Freehold**



- A FABULOUSLY PRESENTED AND VERSATILE FAMILY HOME
- OCCUPYING A WONDERFUL PROMINENT CORNER PLOT
- GARDENS ON 3 SIDES INCLUDING A SOUTH FACING GARDEN TERRACE
- CAR HARD STANDING SPACE AND A GARAGE

## Viewing

Call us on 01273 322766 or email us: sales@wpgsussex.co.uk

## Agents Notes

Arranged over 2 floors, the accommodation within briefly comprises: 3 bedrooms, a bathroom with a white suite, a separate wc, an entrance hall, a lounge, and a dining room which leads through to the kitchen.

In terms of outside space, property occupies a fantastic corner plot (with predominantly south and west facing views), a front, side and rear garden. There is also a car hard standing area and a garage. The house is in fantastic decorative order throughout with the additional striking feature of the wraparound views, including those of the sea from many of the principle rooms within the property.

Thornhill Rise is very conveniently located in relation to schools, bus services, and shopping facilities as well as a local leisure centre. The large West Hove Sainsburys store is a short drive away and there are some lovely open green spaces within the immediate area including the South Downs.

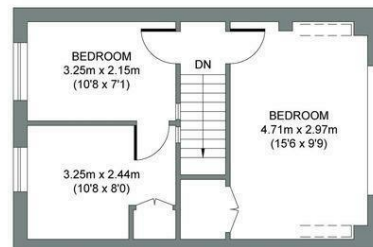
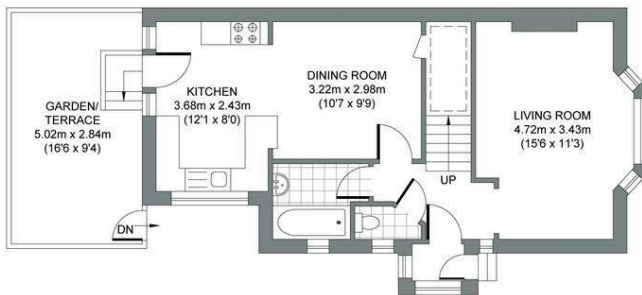
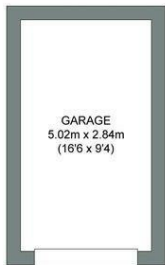
## EPC

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C	71	79
(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	



## Floor plans

GARAGE	GROUND FLOOR	FIRST FLOOR
Approximate Gross Internal Area 14.26 sq m / 153.49 sq ft	Approximate Gross Internal Area 46.11 sq m / 496.32 sq ft	Approximate Gross Internal Area 34.83 sq m / 374.90 sq ft



THORNHILL RISE

Total Area : 95.20m<sup>2</sup> = 1024.71ft<sup>2</sup>

Illustration for identification purposes only, measurements are approximate, not to scale.  
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