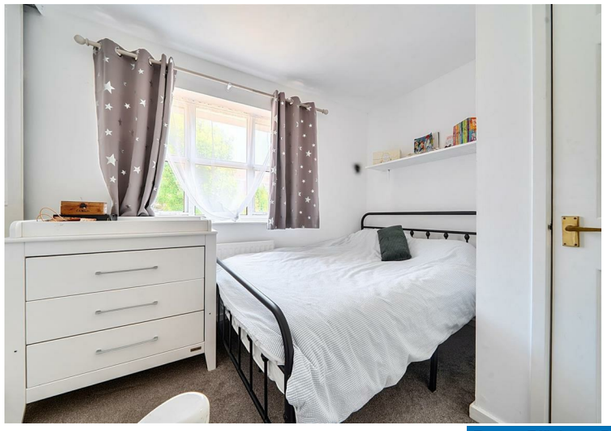

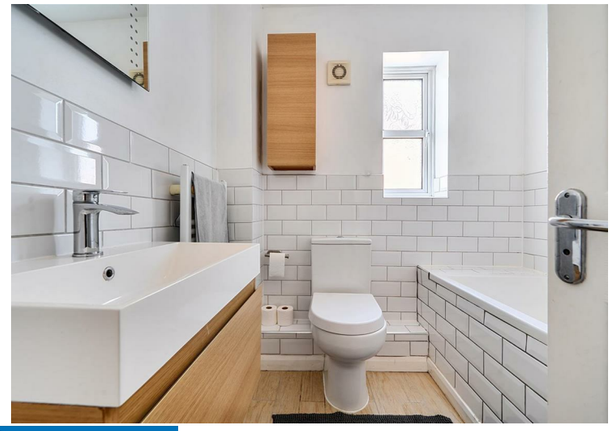

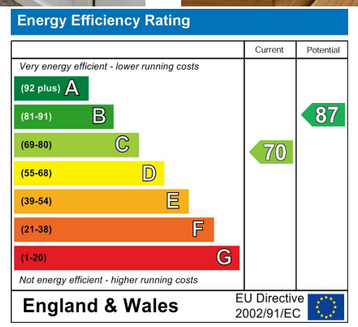

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SINNOTT GREEN

Sales & Lettings

Blackthorn Close, Brighton, BN41 2EU
£325,000 Freehold

- Two Double Bedrooms
- Lounge
- Re Fitted Kitchen & Bathroom
- Ground Floor Cloakroom
- Private Drive
- Good Size Garden
- Improved & Updated
- Chain Free

A modern & much improved semi detached home located in a quiet cul de sac close to open countryside and the South Downs, yet within east reach of Portslade town, Sainsburys and the city centre. Features include, no chain, ample off road parking & secluded low maintenance rear garden. Internally the property enjoys light and well presented accommodation finished in neutral colour tones making this property ideal for individuals who are looking for a smart home without additional maintenance or improvement. Additional features include a re fitted kitchen & bathroom, double glazing and gas central heating.

ENTRANCE HALL
via a composite front door, laminate flooring, radiator, built in storage cupboard

CLOAKROOM
comprising of a low level wc, wash hand basin set in a vanity unit with a drawer under and tile splashback, extractor fan, radiator

RE FITTED KITCHEN
8' x 6'8 (2.44m x 2.03m)
fitted with contemporary matching grey matt units and comprising of and inset sink unit, adjacent working surfaces with tiled surrounds, base and eye level units, INSET FOUR RING GAS HOB with a CONCEALED EXTRACTOR HOOD OVER, BUILT IN ELECTRIC FAN ASSISTED OVEN AND GRILL, space and plumbing for washing machine, space for fridge freezer, laminate flooring, upvc double glazed window

LOUNGE
15'1 x 12'7 (4.60m x 3.84m)
laminate flooring, coving, stairs to the first floor, upvc double glazed window, upvc double glazed door to the garden

FIRST FLOOR LANDING
loft access, doors to

BEDROOM ONE
12'8 x 8' (3.86m x 2.44m)
full width fitted wardrobe with sliding doors, airing cupboard housing the lagged tank, radiator, dimmer switch, upvc double glazed window

BEDROOM TWO
12'8 x 8'3 (3.86m x 2.51m)
full width fitted wardrobe with three doors (two mirrored), radiator, two upvc double glazed windows

RE FITTED BATHROOM
a matching white suite comprising of a panelled bath with mixer tap and a separate overhead shower and glass shower screen, wash hand basin with a drawer under, low level wc, ladder style heated towel rail, part tiled walls, extractor fan, laminate flooring, frosted upvc double glazed window

REAR GARDEN
a good size, paved patio adjacent to the house, area of lawn, flower and shrub beds, fenced on both sides, side patio with garden shed and side gate

FRONT GARDEN
laid with low maintenance slate

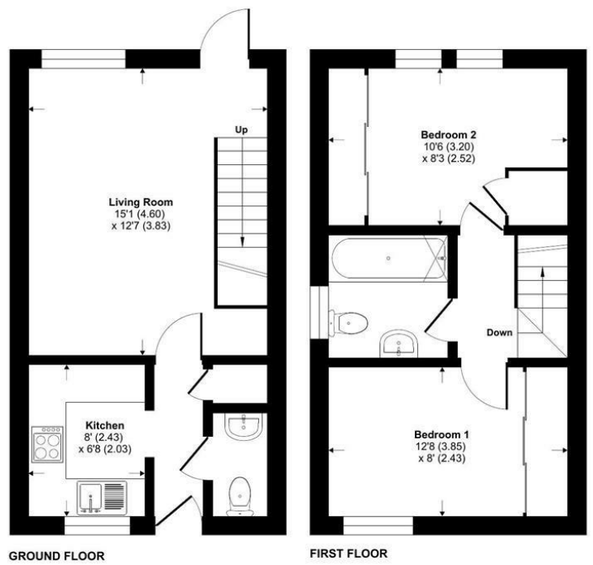
PRIVATE DRIVE
with space for up to two vehicles

THE LOCATION
in a quiet cul de sac on the popular Fox Way development and within just a few minutes' drive of both the A27 and the Old Shoreham Road. Local buses provide regular services to Portslade Town centre and mainline railway station, Hove and Brighton. The Holmbush Centre and Sainsbury's West Hove store are also both within a few minutes drive

Blackthorn Close, Portslade, Brighton, BN41

Approximate Area = 592 sq ft / 54.9 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). ©nichecom 2026. Produced for Sinnott Green. REF: 1494849