



144 Thornhill Rise

Portslade, BN41 2YL

Offers In The Region Of £375,000



A WELL PRESENTED DETACHED BUNGALOW IN A CONVENIENT LOCATION

Situated in Thornhill Rise between Chalky Road and New England Rise. Local shops can be found in Valley Road and Graham Avenue. Buses pass by providing access to most parts of town and mainline railway stations with their commuter links to London. Portslade Sports Centre is nearby and the property is well situated for schools, doctors, dentist, library and further amenities.



CANOPIED SIDE ENTRANCE

Steps up to

FRONT DOOR

Part glazed uPVC door opening into

ENTRANCE HALLWAY

Floor laid with engineered wood flooring , hatch with electric board and meter, recessed spotlighting, hatch to loft space, mains operated smoke detector, wall mounted radiator.

BEDROOM ONE 12'4 x 10'10 (3.76m x 3.30m)

Ceiling light point, double glazed bay window to the front of the property, radiator beneath with thermostatic valve.

BEDROOM TWO 10'5 x 10'0 (3.18m x 3.05m)

Double glazed window to the front of the property, ceiling light point, radiator beneath.

SEPARATE W.C.

Underfloor heated tiled floor, small radiator with thermostatic valve, integrated wash hand basin with waterfall style mixer tap and low level W.C. unit, splashback, double glazed window with obscure glass, recessed spot lighting, extractor fan.

BATHROOM 5'7 x 4'6 (1.70m x 1.37m)

Partly tiled floor to ceiling, under floor heated tiled floor, radiator towel rail, back lit mirror, floating sink with storage beneath, chrome mixer tap, panelled bath with glass shower screen, shower with riser rail, wall operated control panel, extractor, double glazed window with obscure glass, recessed spotlighting.

LOUNGE/DINER 10'10 x 20'10 (3.30m x 6.35m)

Bifold doors to the rear opening to garden, double glazed window to the side of the property, engineered wood flooring, ceiling light point, recessed spotlighting, two radiators with thermostatic valve, T.V aerial point, telephone point.

KITCHEN 7'10 x 12'6 (2.39m x 3.81m)

Fitted with a range of eye level and base units comprising of cupboards and drawers, roll edge work surfaces, ceramic sink and drainer unit with mixer tap, double glazed windows to the rear and side of the property, space for tall appliance, integrated dishwasher, electric 'Neff' oven, 4 ring gas hob over, extractor chimney hood over, carbon monoxide & heat detector, recessed spotlighting, engineered wood flooring.

OUTSIDE

REAR GARDEN

Paved patio, steps up to deck terrace, mature planting, outside lighting, water butt, side gate to shared driveway.

SHARED DRIVEWAY

Leading to

GARAGE

Electric roller door, currently used as a utility with space and plumbing for washing machine and tumble drier with extraction, two skylights, fluorescent strip light, recessed spotlighting.

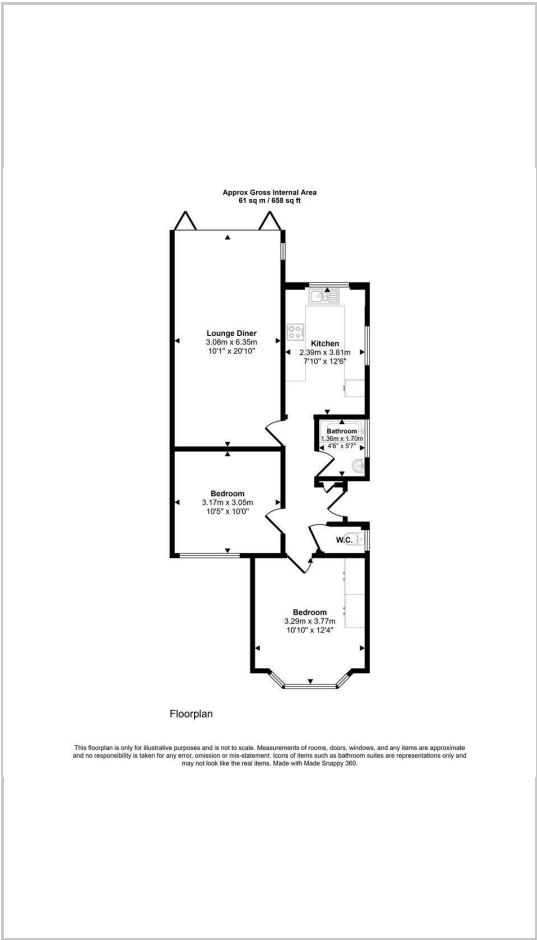
FRONT GARDEN

Landscaped two tier garden planted with mature shrubs.

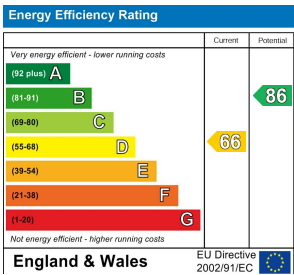
Area Map



Floor Plans



Energy Efficiency Graph



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