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Company Registration No: 11397540



2 Thornbush Crescent Portslade BN41 2GW

The Weatherill Property Group are delighted to offer for sale this large, well-designed semi-detached home offering ample living space, family-sized amenities, and private gardens. Its double-fronted façade adds street appeal, and the location near Fox Way balances convenience and community charm.



Offers In The Region Of £525,000 Freehold

All of our properties are available to view online at www.weatherillpropertygroup.co.uk



Viewing

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

Agents Notes

Arranged over 2 floors, the accommodation within briefly comprises: 4 BEDROOMS (WALK IN STORAGE TO BEDROOM 1), 2 BATHROOM INCLUDING AN EN-SUITE, A PORCH, AN ENTRANCE HALL, GROUND FLOOR CLOAKROOM/WC, A LARGE THROUGH LOUNGE, A FABULOUS OPEN PLAN KITCHEN/DINER WITH GLAZED DOORS THAT CAN SEPARATE THESE 2 ROOMS AND AN ADJACENT UTILITY ROOM.

The property features a spacious wraparound side and rear garden with lawn, paving, a summerhouse, garden office (with separate meter), and a shed. There's also off-street parking at the front.

Located on Thornbush Crescent near Fox Way in Portslade, it's conveniently close to West Hove Sainsbury's, Portslade Leisure Centre, good schools, frequent bus routes, and open green spaces.

- AN IMPRESSIVE DOUBLE FRONTED SEMI-DETACHED HOUSE
- 4 BEDROOMS ((WALK IN STORAGE TO BEDROOM 1) 2 BATHROOMS
- GROUND FLOOR CLOAKROOM/WC
- LARGE THROUGH LOUNGE
- FANTASTIC OPEN PLAN FAMILY SIZED KITCHEN/DINER

EPC

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		85
(69-80) C	74	
(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	

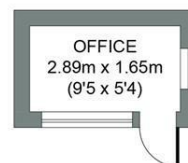
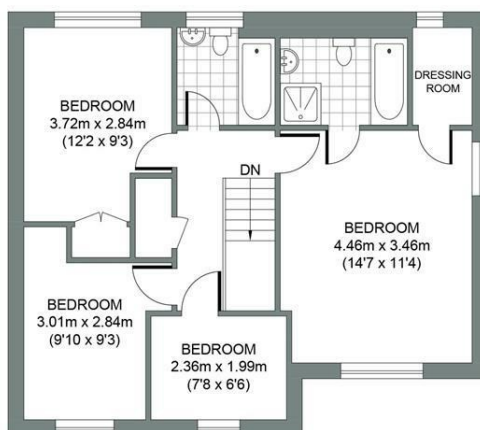
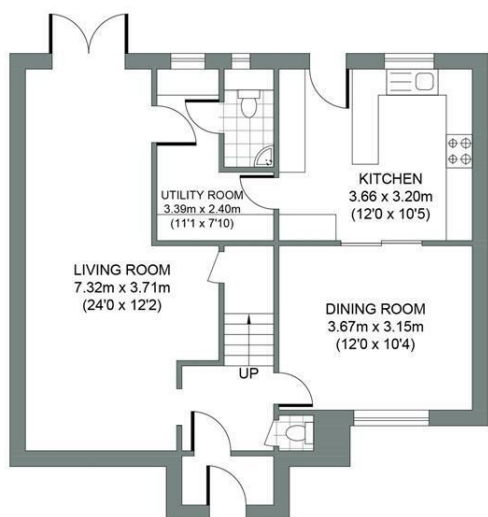


Floor plans

GROUND FLOOR
Approximate Gross Internal Area
62.50 sq m / 672.74 sq ft

FIRST FLOOR
Approximate Gross Internal Area
60.79 sq m / 654.33 sq ft

OUTBUILDING
Approximate Gross Internal Area
4.77 sq m / 51.34 sq ft



THORNBUSH CRESCENT

Total Area (Including Outbuilding) : 128.06m² = 1378.41ft²

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