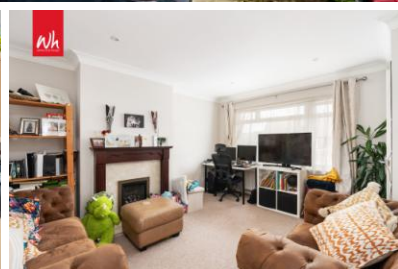


The logo for Whitlock & Heaps, featuring the letters 'wh' in a stylized white font on a red square background.

whitlock & heaps



43 Thornhill Rise

Portslade BN41 2YP

Asking Price Of £325,000

- TWO DOUBLE BEDROOMS
- GOOD SIZE KITCHEN DINER
- SEPARATE LIVING ROOM
- GAS CENTRAL HEATING

- MAINTAINABLE GARDEN SIZE
- SIDE ACCESS
- VIEWS OF THE DOWNS
- CLOSE TO AMENITIES

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01273 778577
whitlockandheaps.co.uk

Whitlock & Heaps are delighted to present to market this **OUTSIDE**

good size two bedroom house situated in Mile Oak. This property benefits from a good size kitchen diner, living room and double bedrooms. The house also boasts a maintainable sized rear garden with views of the Downs, rear access from front and close to local amenities.

REAR GARDEN Mainly paved, borders to sides, views of the Downs, gate to side access.

FRONT GARDEN being tiered and paved, stairs to door, side access.

Co-Op and Graham Avenue shops are close by for various shopping facilities, as well as the Old Village which includes a café and shops. Nestled by the Downs, there are various walks accessible to the public for walks. Bus routes operate locally making public transport into the city centre simple. Both West Hove Sainsbury's and Holmbush Shopping Centre are a short drive away, both benefitting from a petrol station. The A27 slip road are close to these for access out of the city.

ENTRANCE HALL Door to living room, coving.

KITCHEN Incorporating stainless steel sink with mixer tap and drainer with tiled splashback, vinyl work surfaces with cupboards below and matching eye-level cupboards, space for dishwasher, washing machine and fridge/freezer, four-ring gas hob with oven below and extractor above, cupboard housing 'Alpha' gas-fired combination boiler, understair storage housing electrics, double doors onto garden, UPVC double glazed windows overlooking garden, coving, radiator.

LIVING ROOM Feature fireplace, radiator, UPVC double glazed windows overlooking front.

FIRST FLOOR

LANDING Loft hatch. Cupboard housing storage, coving.

BEDROOM 1 UPVC double glazed window overlooking front, window overlooking stairwell, radiator, coving.

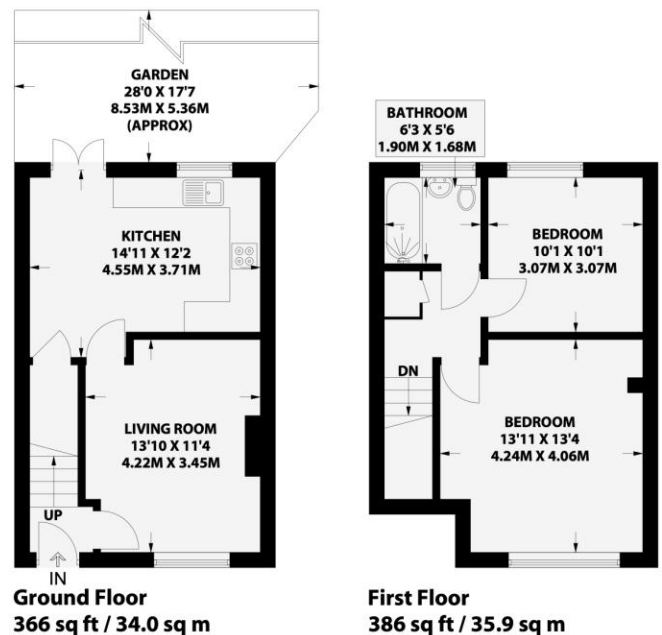
BEDROOM 2 UPVC double glazed window overlooking garden, radiator.

BATHROOM Fully tiled. Comprising panelled bath with shower over, vanity wash-hand basin, shaver point, towel rail, extractor above, UPVC double glazed frosted window, low level w.c., radiator.

THORNHILL RISE

PORTSLADE

APPROXIMATE GROSS INTERNAL AREA
752 sq ft / 69.9 sq m



Ground Floor
366 sq ft / 34.0 sq m

First Floor
386 sq ft / 35.9 sq m



Floor plan is for illustration and identification purposes only and is not to scale. Plans, gardens, balconies and terraces are illustrative only and excluded from all area calculations. All site plans are for illustration purposes only and are not to scale. This floor plan has been produced in accordance with Royal Institution of Chartered Surveyors' International Property Standards 2 (IPPS2). Every attempt has been made to ensure the accuracy however all measurements, fixtures, fittings and data shown is an approximate interpretation for illustrative purposes only.
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- CH Ceiling Height
- T Hot Water Tank
- FF Fridge / Freezer
- Head Height Below 1.5m
- Measuring Points
- S Storage Cupboard
- W Fitted Wardrobes
- G Garden Shortened for Display



Energy Efficiency Rating

Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C	79 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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