



115, Thornhill Rise, Portslade, Brighton BN41 2YJ

Spencer
& Leigh

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Portslade, Brighton BN41 2YJ

Guide Price £350,000 - Freehold

- Extended chalet house
- Four good size bedrooms
- Basement with potential to convert subject to planning
- Conservatory
- Kitchen/breakfast room
- Cosy living room with open fireplace
- Ground floor modern bathroom
- Separate WC
- Westerly aspect rear garden
- Very well presented throughout.

GUIDE PRICE £350,000-£375,000

NEVER JUDGE A BOOK BY IT'S COVER! If you are looking for a family home to GROW into, then this is the house for you! As you step over the threshold into the entrance hall, you will find the living room to the front which has a lovely feature OPEN FIREPLACE for those cosy nights in. The bathroom and separate WC are modern with the bathroom suite having a feature roll edge bath with claw feet and a vanity style wash basin. The kitchen/breakfast room, has matching wooden wall and base level units with black work surfaces. Additionally there is a built in double oven and hob, integrated fridge and integrated dishwasher. The CONSERVATORY is just off of the kitchen, which our vendors currently use as their dining room, which is double glazed to three sides and has a double glazed door giving access on to the rear garden. Also just off of the kitchen you will see a trap door which has steps that lead down to a BASEMENT ROOM, this has full height to stand in, power and lighting, plumbing for a washing machine and houses the combination boiler. There is also a small space that has a door leading out on to the rear garden. This room has AMAZING POTENTIAL TO CONVERT in to a habitable room, subject to the usual consents. On the first floor you will find three bedrooms, two overlooking the rear garden with views across the South Downs and towards the sea. The master bedroom at the front has the benefit of a separate shower cubicle and a built in storage cupboard. Further stairs rise from the main landing onto a second floor which opens into bedroom four, with two velux windows over looking the rear, also benefiting from views towards the South Downs and Sea. Outside the rear garden has the benefit of a WESTERLY ASPECT with a large patio seating area for Al Fresco dining and steps leading down to a laid to lawn area. The front garden is also laid to lawn with well stocked borders. To not miss out on this lovely home, pick up the phone and view today



Situated in this convenient location being within a few minutes walk of Portslade Aldridge Community Academy & Mile Oak Primary School. Sainsbury's supermarket & Boundary Road, offering a variety of shopping facilities, are both within easy reach. Access to the A27 is moments away and bus links in and out of the city are easily accessible.



Entrance Hall
 Living room
 15'9 x 11'9
 Bathroom
 7'3 x 5'9
 Separate WC
 Kitchen/breakfast room
 10'8 x 10'

Conservatory
 9'8 x 9'
 Stairs down to:
 Basement room
 25'6 x 15'9
 Storage room
 9'6 x 9'

Stairs rising to first floor
 First floor landing

Bedroom with shower cubicle
 15'10 x 9'11

Bedroom
 8'3 x 7'11

Bedroom
 7'11 x 7'7

Stairs rising to second floor

Bedroom
 15'10 x 11'2

OUTSIDE

Front garden

Rear garden

Every care has been taken in preparing our sales particulars and they are usually verified by the vendor. We do not guarantee appliances, electrical fittings, plumbing, etc; you must satisfy yourself that they operate correctly. Room sizes are approximate. Please do not use them to buy carpets or furniture. We cannot verify the tenure as we do not have access to the legal title. We cannot guarantee boundaries or rights of way. You must take the advice of your legal representative.

t: 01273 565566

w: www.spencerandleigh.co.uk



Start at Spencer & Leigh - 10 South Street, Portslade, Brighton BN41 2LE

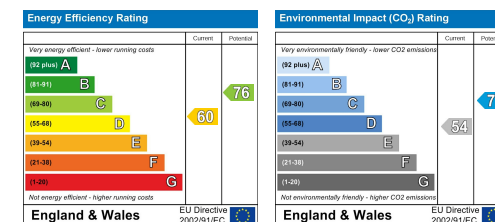
Head north on South Street toward High Street

Turn left at the 1st cross street onto High Street

Turn right onto Valley Road

Turn right onto Chalky Road

Turn left onto Thornhill Rise



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