



ESTATE AGENTS & VALUERS

61 Boundary Road  
Hove  
Sussex  
BN3 5TD

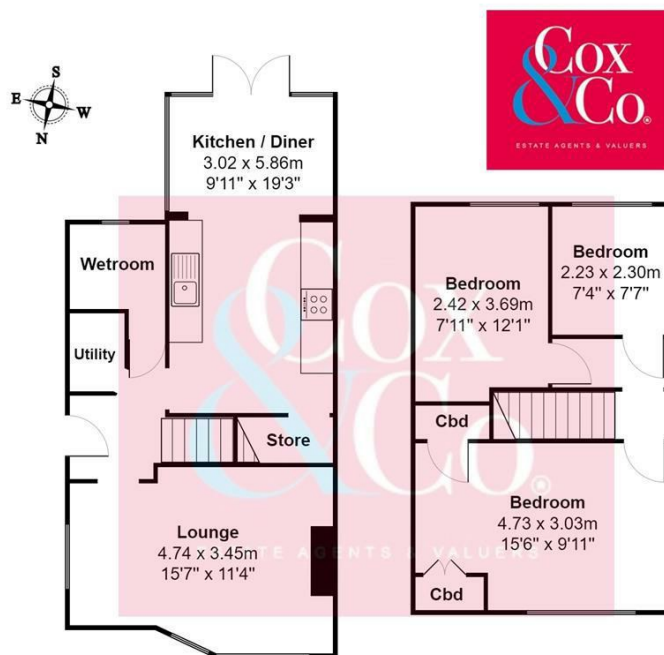
01273 00 99 66  
coxandcohomes.co.uk



- Semi Detached House
- South Facing Rear Garden
- Popular Location
- Private Off Street Parking
- Three Bedrooms
- Kitchen Breakfast Room
- Close To Local Shops & Buses
- Raised Rear Patio Area

# Thornhill Rise, Portslade, Brighton

Price: £350,000 Freehold



Total Area: 79.8 m<sup>2</sup> ... 859 ft<sup>2</sup>

All measurements are approximate and for display purposes only

Cox & Co are pleased to bring this three-bedroom semi-detached family home to the market in the heart of the popular Mile Oak district of Portslade. The property is only 0.2 miles from the local shops and bus services on Graham Avenue, where you have regular bus services in Brighton and Hove city centres.

The accommodation is as follows on the ground floor; you have a lounge, kitchen with a breakfast and dining area overlooking the south-facing rear garden and a family bathroom WC. On the first floor there are three bedrooms. Outside, the property has a south-facing rear garden with a raised BBQ and dining area. To the front, you have private off-street parking.

For viewings please contact Cox and Co.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	52	65
England & Wales		
EU Directive 2002/91/EC		