



127 THORNHILL RISE BRIGHTON, BN41 2YJ

FREEHOLD

This delightful three-bedroom terraced house offers a lovely blend of comfort and style. The property features a spacious reception room that creates a warm and inviting atmosphere, ideal for both relaxation and entertaining. The spacious lounge diner seamlessly connects to a delightful kitchen breakfast room, making it a wonderful space for family gatherings and social occasions.

One of the standout features of this home is its lovely west-facing private rear garden, which provides a serene outdoor retreat, perfect for enjoying the afternoon sun.

An additional key feature of this family home are the stunning views towards the South Downs enjoyed from several rooms in the property.

Thornhill Rise is quietly yet conveniently located with local schools and shops close by, along with good transport links providing access to Brighton & Hove City Centre and surrounding areas. Portslade mainline station is also easily accessible with regular and direct links to London.

**Nicholas
James**

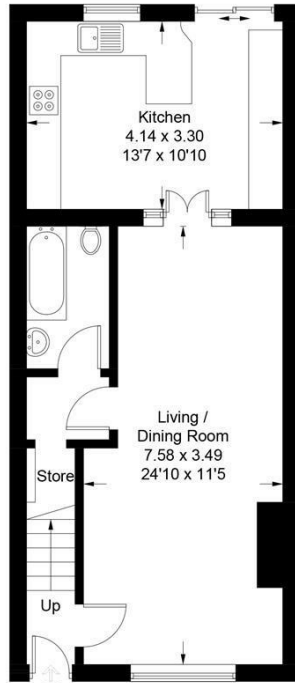
SALES LETTINGS AUCTIONS





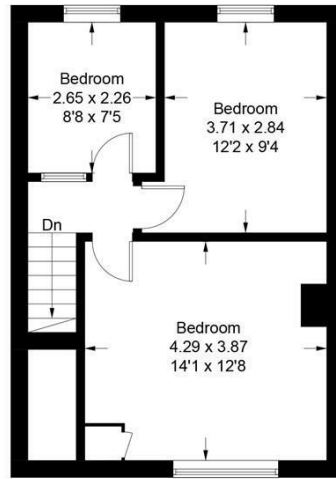
Thornhill Rise

Approximate Gross Internal Area = 109.6 sq m / 1180 sq ft
 (Including Attic Room)
 Bike Shed = 2.5 sq m / 27 sq ft
 Total = 112.1 sq m / 1207 sq ft

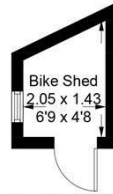


Ground Floor

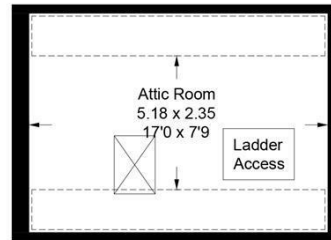
= Reduced headroom below 1.5m / 5'0"



First Floor

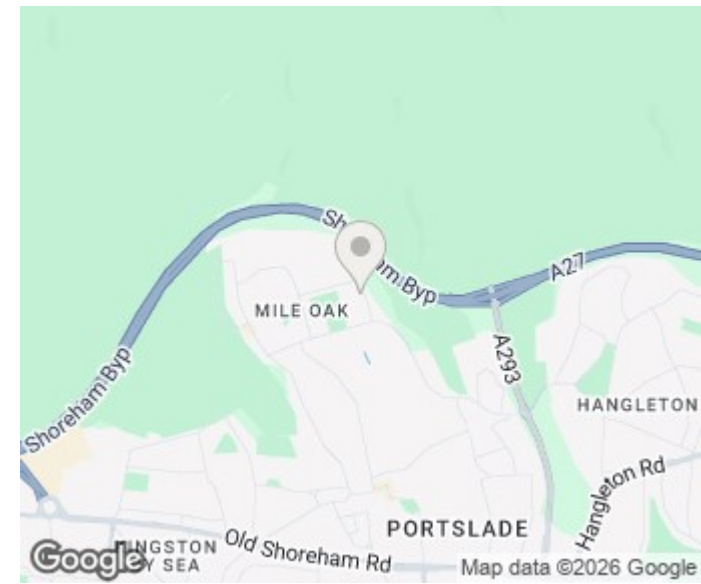


Outbuilding
 (Not Shown In Actual Location / Orientation)



Attic

Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1299400)



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			
England & Wales		EU Directive 2002/91/EC	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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