



11 BLACKTHORN CLOSE

BRIGHTON, BN41 2EU

FREEHOLD

Guide Price £400,000 - £425,000. Lovely semi-detached home with good sized garden, off street parking and garage. This superb property benefits from well presented, bright and spacious accommodation comprising; three bedrooms, bathroom, additional ground floor WC and impressive dual aspect, open plan living area. The rear garden, mostly laid to lawn with a decking area with space for outside dining and the perfect spot to enjoy all day sun and far reaching views.

Quietly located off Fox Way in North Portslade, close to Foredown Tower and Downland walks. Sainsbury's Superstore can be found within half a mile with a more comprehensive range of shops located in Boundary Road/Station Road, along with Portslade Mainline Railway Station. A local bus service passes close by providing access to surrounding areas and the A27 is easily accessible by car via the Hangleton Link Road.

**Nicholas
James**

SALES LETTINGS AUCTIONS





11 Blackthorne Close

Approximate Gross Internal Area = 85.4 sq m / 919 sq ft
(Including Garage / Eaves)

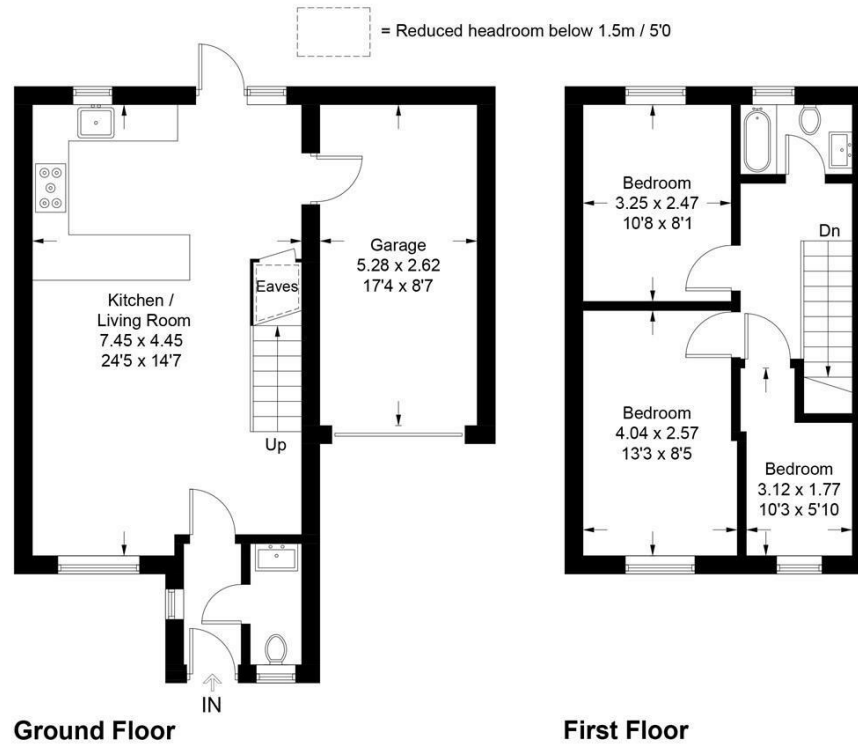
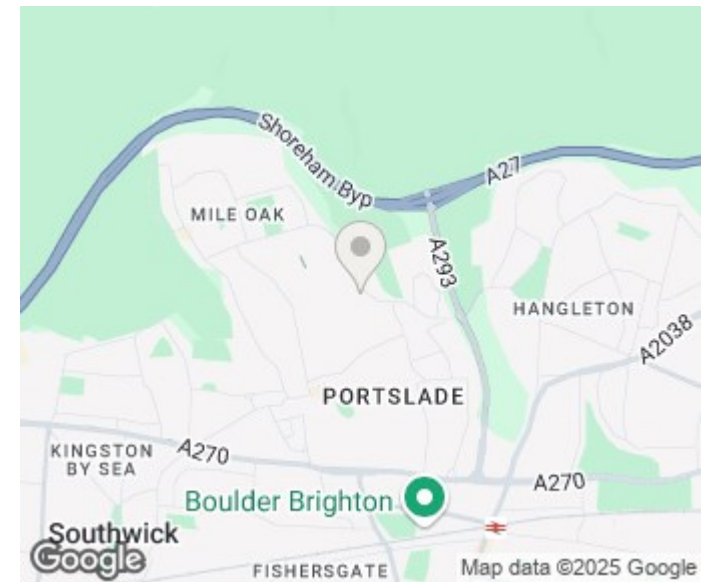


Illustration for identification purposes only, measurements are approximate,
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		87
(81-91) B		
(69-80) C	69	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) 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

Hove Sales
Ground Floor 8 The Drive
Hove
East Sussex
BN3 3JA

01273 917915
hello@nicholasjamesproperty.co.uk
www.nicholasjamesproperty.co.uk

**Nicholas
James**

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