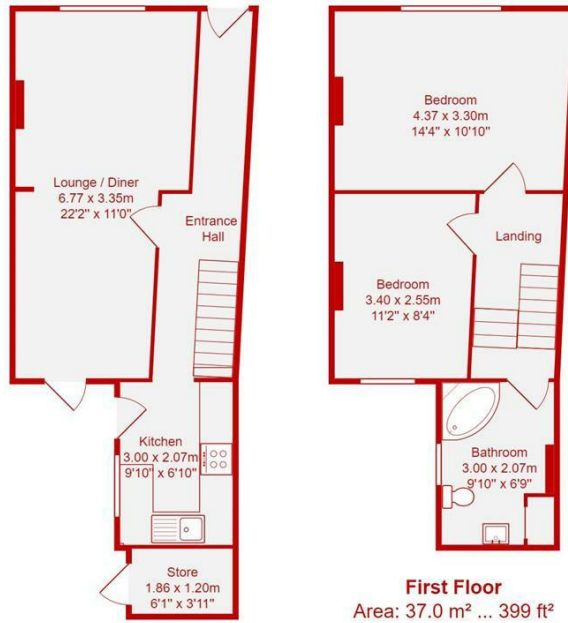




- Well Presented Two Bedroom House
- Off Road Parking For Three Cars
- Walking Distance To Victoria Park
- Walking Distance To Portslade Mainline Train Station
- Side Access
- West Facing Garden
- Mid Terraced Period Town House
- Lots Of Natural Light
- Gas Central Heating
- Large Front Garden

## Abinger Road, Portslade

Price: £375,000 Freehold



**Ground Floor**  
Area: 39.0 m<sup>2</sup> ... 420 ft<sup>2</sup>

**First Floor**  
Area: 37.0 m<sup>2</sup> ... 399 ft<sup>2</sup>

**Total Area: 76.0 m<sup>2</sup> ... 818 ft<sup>2</sup>**

All measurements are approximate and for display purposes only.



Nestled on a quiet road in the heart of Portslade, this charming two-bedroom mid-terrace home is beautifully presented and ready to move into. As you enter the front door, you are greeted by a spacious entrance hall offering ample room for coats and shoes. To the right, the open-plan living and dining area has a large east-facing window that floods the room with natural light, while the west-facing door opens out onto the delightful west-facing garden. The private, west-facing garden features a decked area, perfect for relaxing or entertaining, and also offers convenient access to an alleyway at the side of the property.

The well-appointed kitchen at the rear of the ground floor provides generous worktop space and another entryway to the garden, making indoor-outdoor living easy. Additional storage is available in the handy understairs cupboard.

Upstairs, the modern bathroom features a large shower over the bath. The second bedroom is a comfortable double with a large west-facing window, ensuring the room is bright and airy. The primary bedroom is exceptionally spacious, offering plenty of room for a large wardrobe and a second expansive window that adds to its breezy feel.

The home's impressively large frontage, off-street parking for up to three cars, and front garden enhance its curb appeal. The rear enclosed patio garden is decked and has rear access and a shed/storage area.

Located within walking distance to Victoria Park, Portslade mainline train station, and the bustling Boundary Road, this home is ideally situated for easy access to local shops, cafes, restaurants, and other amenities. With its combination of space, natural light, and ideal location, this home is perfect for those looking for comfort and convenience.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			85
(81-91) B			
(69-80) C			
(55-68) D		66	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales			EU Directive 2002/91/EC

