



Abinger Road | Portslade | BN41 1SB
£399,950





We are delighted to offer for sale this spacious and extended two double bedroom period property situated in this popular residential location.



Key Features

- Two Double Bedrooms
- Modern Fitted Bathroom
- Open Plan Lounge/Dining Room
- Spacious Kitchen
- Landscaped Rear Garden
- Close To Local Amenities
- Good School Catchment Area



2 Bedrooms



1 Bathroom



2 Reception Rooms

INTERNAL

COVERED STORM PORCH Pvcu double glazed door in to:-

ENTRANCE HALL Comprising pvcu double glazed window, radiator, wood effect vinyl flooring, stairs to first floor landing, under stairs storage cupboard with additional open storage/study area, door to:-

OPEN PLAN LOUNGE/ DINING AREA

LARGE DINING AREA Comprising wood effect vinyl flooring, radiator, coving, archway leading through to:-

SPACIOUS LOUNGE AREA Comprising wood effect vinyl flooring, two sash windows into bay, radiator, coving.

MODERN FITTED KITCHEN Comprising vinyl flooring, radiator, pvcu double glazed window with two feature sash windows, pvcu double glazed door to rear garden, fitted roof light window, square edge work surfaces with range of fitted cupboards and drawers below, matching eye level cupboards with under unit lighting, breakfast bar, stainless steel single drainer sink unit with mixer tap, space for freestanding gas oven/cooker, space and plumbing for washing machine, space for freestanding fridge/freezer, space for integrated dishwasher.

FIRST FLOOR LANDING Comprising loft hatch access, coving.

BEDROOM 1 Comprising wood effect vinyl flooring, two sash windows, fitted range of wardrobe and storage cupboards, further recessed storage cupboard, radiator, coving.

BEDROOM 2 Comprising wood effect vinyl flooring, sash window, coving, radiator, recessed shelf/desk area.

SPACIOUS BATHROOM Comprising vinyl flooring, obscure glass sash window, heated towel rail, low flush wc, hand wash basin set in vanity unit with cupboard below, panel enclosed water jet bath with mixer tap, fitted shower over with shower attachment, part tiled walls, coving.

EXTERNAL

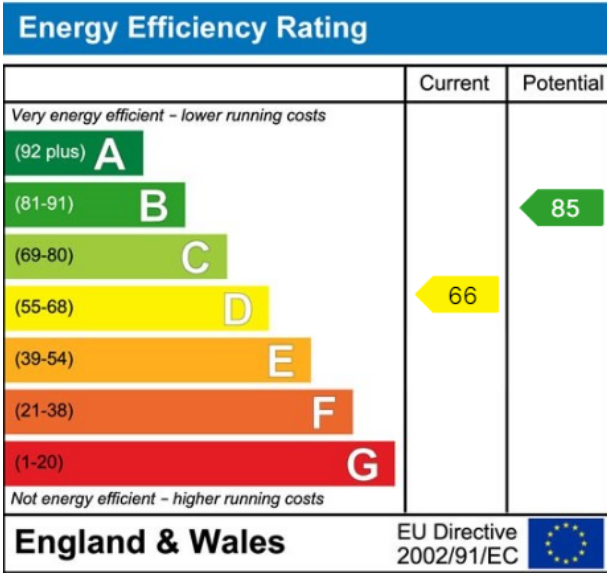
FRONT GARDEN Laid to paving with shingle area, dwarf wall enclosed

FEATURE LANDSCAPED REAR GARDEN Paved patio area leading onto large artificial lawn area with further block paved patio area to the rear, railway sleeper borders with shingle and shrubs, two timber built sheds, outside tap, wall enclosed.

LOCATION

Situated near various amenities including Fishersgate, Portslade and Southwick Railway Stations that offer links to Brighton, Hove and London. Brighton and Hove Buses offer links to surrounding areas of Shoreham, Southwick and Brighton & Hove. A range of shopping facilities can be found locally 1.2 miles away.





Property Details:

Floor area (as quoted by EPC: 883sqft)

Tenure: Freehold

Council tax band: C

Whilst we endeavour to make our property particulars accurate and reliable, we have not carried out a detailed survey. If there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information for you, particularly if you are contemplating travelling some distance. Whilst every effort has been made to ensure that any floorplans are correct and drawn as accurately as possible, they are to be used for layout and identification purposes only and are not drawn to scale. The services, where applicable, including electrical equipment and other appliances have not been tested and no warranty can be given that they are in working order, even where described in these particulars. Carpets, curtains, furnishings, gas fires, electrical goods/fittings or other fixtures, unless expressly mentioned, are not necessarily included with the property.