



Abinger Road | Portslade | BN41 1SD  
£425,000





We are delighted to offer for sale this spacious three bedroom mid terrace family house benefitting from West facing rear garden and off road parking in this popular Portslade location.



Property details: Abinger Road | Portslade | BN41 1SD



# Key Features

- Three Bedrooms
- Mid Terrace Period Home
- Separate Lounge
- Open Plan Kitchen/Dining Room
- Utility Room
- Versatile Living Accommodation
- West Facing Feature Rear Garden
- Popular Portslade Location
- Spacious Luxury Bathroom
- Modern Fitted Kitchen



3 Bedrooms



1 Bathroom



1 Reception Room

## INTERNAL

Obscured glass double glazed composite front door into :-

SPACIOUS ENTRANCE HALL Comprising corsair matting, laminate flooring, radiator, two light fittings, stairs to first floor, understairs open storage and storage cupboard.

LOUNGE East aspect. Comprising pvcu double glazed window, radiator, carpeted flooring, decorative ceiling light fitting, fitted storage cupboard.

BEDROOM THREE West aspect. Comprising pvcu double glazed window, radiator, carpeted flooring, single light fitting.

KITCHEN/DINING ROOM South and West aspect. Comprising three pvcu double glazed windows, laminate flooring, wooden work surface with range of fitted cupboards and drawers below, inset single drainer composite sink unit with mixer tap, space for range style gas cooker, tiled splashback, space for American style fridge/freezer, recessed spotlights. Door to:-

UTILITY ROOM South aspect. Comprising pvcu double glazed window, vinyl flooring, part tiled walls, space and plumbing for washing machine, wall mounted Vaillant combination boiler, recessed spotlight.

CONSERVATORY West aspect. Comprising pvcu double glazed french doors out to rear garden, pvcu double glazed panelled roof.

SPLIT LEVEL FIRST FLOOR LANDING Comprising carpeted flooring, single light fitting, loft hatch access.

SPACIOUS BATHROOM South aspect. Comprising obscured glass pvcu double glazed window, tiled flooring, fully tiled walls, panel enclosed Jacuzzi bath with mixer tap and shower attachment, walk in shower cubicle with integrated shower and shower attachment over, modern hand wash basin set into vanity unit with storage below, low flush wc, large wall mounted heated towel rail, recessed spotlights, extractor fan.

BEDROOM TWO West aspect. Comprising pvcu double glazed window, wooden flooring, radiator, single light fitting.

BEDROOM ONE East aspect. Comprising pvcu double glazed sash window, radiator, carpeted flooring, single light fitting.

## EXTERNAL

FRONT GARDEN Large hardstanding with off street parking for two vehicles, gate leading through artificial lawn area having a shrub border, pathway leading to front door, being fence and wall enclosed.

WEST FACING REAR GARDEN Stepping out of the Conservatory onto laid patio area leading to large lawned area, gate to rear access, being wall and fence 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, restaurants and bars can be found in Boundary Road just under a mile away to the East, whilst other local shops can be found in Southwick Square approximately 1.2 miles to the West.



To book a viewing contact us on: 01273 441341 | shoreham@jacobs-steel.co.uk | jacobs-steel.co.uk





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			87
(81-91) <b>B</b>			80
(69-80) <b>C</b>			75
(55-68) <b>D</b>		67	70
(39-54) <b>E</b>			65
(21-38) <b>F</b>			62
(1-20) <b>G</b>			55
Not energy efficient - higher running costs			

England & Wales

EU Directive 2002/91/EC