



*Abinger Road*

Portslade

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This beautifully presented two double bedroom end-of-terrace home has been tastefully finished throughout by its current owners and offers a wonderful blend of character and modern living.

Upon entering, you are welcomed into a spacious through lounge/dining room featuring stripped original wooden floors, high ceilings and a charming open working fireplace, creating a warm and inviting space ideal for both relaxing and entertaining.

To the rear, the large modern kitchen has been stylishly modernised and provides ample space for a table and chairs, with a door leading directly out to the west-facing rear garden – perfect for enjoying afternoon and evening sun.

The first floor comprises a stunning family bathroom complete with both a walk-in shower and a bath, along with two comfortable double bedrooms. There is also potential to extend into the loft space (subject to the necessary consents) to create an additional bedroom if desired.

Abinger Road is conveniently located approximately 0.7 miles from Portslade Railway Station, offering excellent transport links to London, Gatwick and Brighton city centre. Boundary Road is also within close proximity, providing a wide selection of coffee shops, eateries and independent stores. Several well-regarded schools are nearby, making this an ideal location for a variety of buyers.

➤ *Asking Price* £425,000

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## TOTAL FLOOR AREA:

943.5 sq. ft. (88 sq. m.) approx







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