



## 51 ABINGER ROAD BRIGHTON, BN41 1SD

£375,000  
FREEHOLD

Delightful two bedroom family home in South Portslade. This superb period property has so much to offer with bright and spacious rooms arranged over two floors comprising; large through lounge diner, separate kitchen, two double bedrooms and family bathroom. There is a delightful west facing rear garden along with a small garden to the front. Further benefits include gas central heating, fully double glazed and no onward chain.

It is easy to see why South Portslade has become so popular being within easy reach of popular local shops, cafes and amenities along with good transport links into the City centre and surrounding areas. Portslade mainline station with regular and direct links to London is within easy reach.

# Nicholas James

SALES LETTINGS AUCTIONS









Abinger Road

Total Area: 74.8 m<sup>2</sup> ... 805 ft<sup>2</sup>

All measurements are approximate and for display purposes only.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>85</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>62</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	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

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