



## 25 ABINGER ROAD PORTSLADE, BN41 1SD

FREEHOLD

Nestled on the popular Abinger Road in Portslade, this stunning Victorian terraced house, offers a delightful blend of period features and modern comforts. With three generously sized double bedrooms, this property is perfect for families or those seeking extra space. The property benefits from two bathrooms, the principal suite on the top floor as well as the large family bathroom on the first floor.

The heart of the home is the inviting through lounge diner, which creates a warm and welcoming atmosphere for both relaxation and entertaining. Natural light floods the space, enhancing the sense of openness and comfort.

Step outside to discover a lovely west-facing garden, ideal for enjoying the afternoon sun and hosting summer gatherings.

With its prime location in Portslade, this property is conveniently situated near local amenities, schools, and transport links to London, making it an excellent choice for those looking to settle in a vibrant community.

# Nicholas James

SALES LETTINGS AUCTIONS











## 25 Abinger Road

Approximate Gross Internal Area = 105.1 sq m / 1131 sq ft

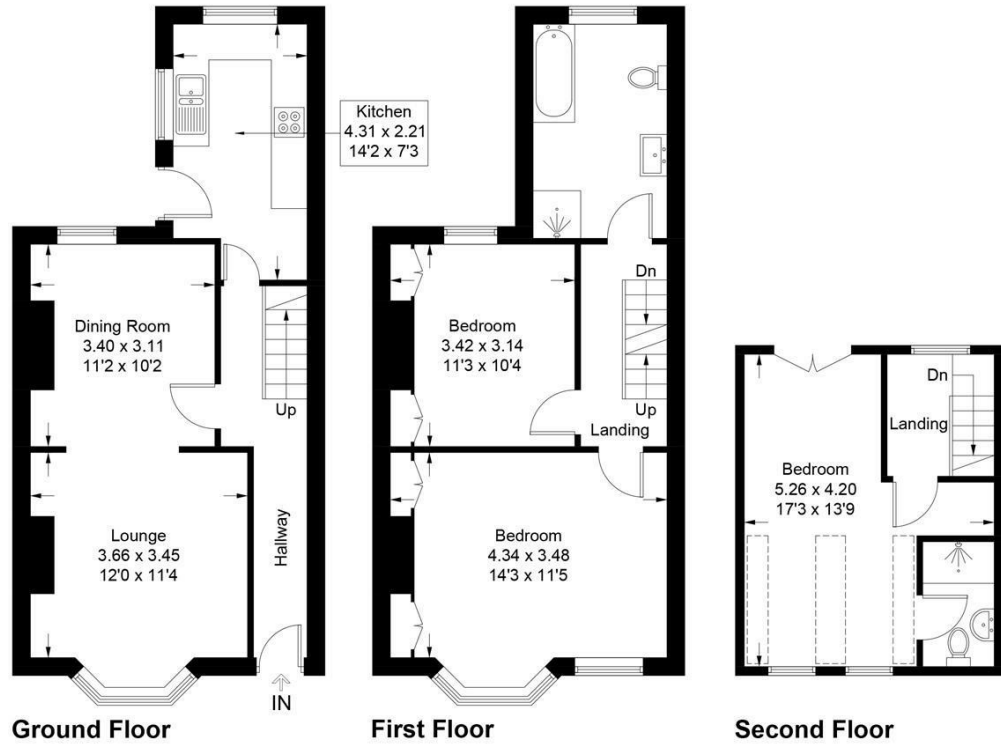


Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1218014)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</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

Hove Sales  
Ground Floor 8 The Drive  
Hove  
East Sussex  
BN3 3JA

01273 917915  
hello@nicholasjamesproperty.co.uk  
www.nicholasjamesproperty.co.uk

**Nicholas  
James**

SALES LETTINGS AUCTIONS