



15 Abinger Road

Brighton BN41 1SD

Guide Price Of £400,000 - £425,000

- THREE BEDROOMS
- MODERN BATHROOM
- THROUGH LIVING/DINING ROOM
- CONTEMPORARY KITCHEN

- WEST FACING GARDEN
- PRESENTED IN EXCELLENT ORDER
- CONVENIENT LOCATION
- UPVC DOUBLE GLAZED WINDOWS

Whitlock and Heaps are pleased to bring to market this bay fronted Victorian terrace property being presented in excellent order throughout with a delightful contemporary kitchen and through living/dining room with French doors onto the West facing rear garden. To the first floor there are three bedrooms and a modern bathroom with access to the attic with potential to convert (stnc). Situated in this convenient location within walking distance of local amenities with easy access vehicular onto the A27.

ENTRANCE HALL

KITCHEN Double aspect and incorporating stainless steel sink unit with drainer and mixer tap, adjacent laminate work surface with cupboards and drawers under, matching eye level wall cupboards, five ring gas hob with stainless steel extractor over, eye level oven, wine rack, appliance space, cupboard housing 'Ideal' gas fired boiler, two UPVC double glazed windows, tiled splashback.

LIVING/DINING ROOM Painted brick fireplace, UPVC double glazed bay window, two radiators, French doors to garden.

FIRST FLOOR LANDING

Hatch to loft space.

BEDROOM 1 UPVC double glazed bay window with second window to side, two fitted double wardrobes, radiator.

BEDROOM 2 UPVC double glazed window, radiator.

BEDROOM 3 UPVC double glazed window, radiator.

BATHROOM Modern white suite comprising panelled bath with shower over and glazed shower screen, wash hand basin with cupboard under, low level w.c, part tiled walls, tiled floor, UPVC double glazed window.

WEST FACING GARDEN Low maintenance being paved and fully enclosed.

ABINGER ROAD

PORTSLADE

APPROXIMATE GROSS INTERNAL AREA
969 sq ft / 90.1 sq m



Floor plan is for illustration and identification purposes only and is not to scale. Plots, gardens, balconies and terraces are illustrative only and excluded from all area calculations. All site plans are for illustration purposes only and are not to scale. This floor plan has been produced in accordance with Royal Institution of Chartered Surveyors' International Property Standard 2 (IPIS2). Every attempt has been made to ensure the accuracy however all measurements, fixtures, fittings and data shown is an approximate interpretation for illustrative purposes only.

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