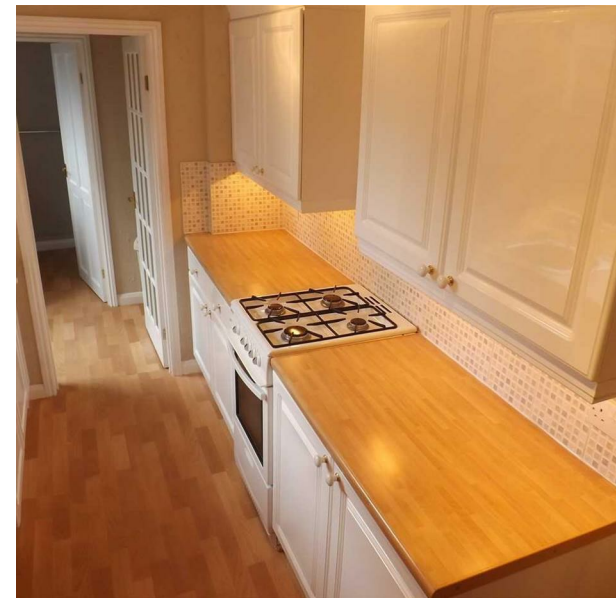


Room 4, Abinger Road, Portslade, East Sussex, BN41 1SD
£625 Per Month



Room 4, Abinger Road, Portslade, East Sussex, BN41 1SD

£625 Per Month
Council Tax Band: Exempt

NO DEPOSIT OPTION AVAILABLE!

We are delighted to present to market this recently redecorated ALL INCLUSIVE first floor large double room as part of a house share, set in a fantastic location for transport links to Brighton and Hove.

The property is offered in neutral decorative order. In brief the room is a large sized double on the first floor that comes furnished, the kitchen includes washing machine, fridge freezer, 4 ring gas hob and oven and plenty of cupboard space, g/f shower room. All double glazed and centrally heated. There is a low maintenance paved courtyard garden. Virgin fibre Broadband. There is street parking to the front and a small front garden laid to paving. This house share is made up of 4 rooms with all utilities included and a regular cleaner for communal ways.

Single Occupant Only & No pets.

Minimum Income of £19,500 p/a required for referencing purposes.

Situation: excellent transport links with the property located close to main shoreham road and local amenities. Seafront and mainline rail station a mere 15 minute walk away.

Bedroom

15'4" x 13'11" (4.68 (4.67) x 4.23 (4.24))

Great size double bedroom, large bay window gives outstanding natural light, feature fireplace, double radiator. REPAINTED AND RE CARPETED. Furnished with double wardrobe, table, bedside table, chest of drawers x 2.

Low maintenance courtyard garden, external tap and mains power

Kitchen

12'1" x 7'3" (3.69 (3.68) x 2.22 (2.21))

Communal kitchen, laminate flooring, lots of work top and plenty of storage space, washing machine, elec oven and 4 ring gas hob, inset stainless steel sink, uPVC double glazed window gives great natural light. Plenty of storage cupboard space.

Shower Room

Walk in electric power shower, laminate flooring, hand basin, vanity display, low level W/C frosted uPVC double glazed window.

Store Room

10'6" x 9'2" (3.20 x 2.80 (2.79))

Additional room for tenants to store some items

Garden



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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		77
(55-68) D		
(39-54) E	48	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC