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Estate & Letting



Hill  
Agent



6 Abinger Road, Portslade, Brighton, East Sussex, BN41 1SB



# 6 Abinger Road, Portslade, Brighton, East Sussex, BN41 1SB

‘Offers in Excess of’ £399,950 - Freehold

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Situated in a highly sought-after level location in Portslade, this attractive mid-terraced family home offers generous and versatile accommodation, perfectly suited to modern living. Ideally positioned within easy reach of Boundary Road's popular shops, amenities, schools, and a mainline railway station, the property is exceptionally well placed for commuters and families alike.

The ground floor is both spacious and welcoming, featuring an impressive 25'9 dual-aspect lounge/diner that provides an excellent space for entertaining. This flows into a fitted kitchen, and enjoys access to a full-width, double-glazed conservatory, overlooking the rear garden.

To the first floor are three well-proportioned bedrooms alongside a family bathroom, while the second floor benefits from a useable loft area, currently utilised as a fourth bedroom, providing valuable additional space and flexibility.

Externally, the property has a secluded rear garden that is predominately laid to lawn - ideal for outdoor dining and family enjoyment. To the front, a block-paved private driveway provides convenient off-road parking.

Offered to the market with no ongoing chain, this deceptively spacious home is an excellent opportunity for those looking to upsize or for commuters looking to buy in a well-connected area. An internal viewing is highly recommended to fully appreciate the space and versatility on offer.

Nearby Boundary/Station Road offers a wide variety of shops, bars and cafes. The property is near to several parks including Victoria Park, Vale Park and Southwick Recreational Ground, while Southwick Leisure Centre is also close to hand.

Within easy walking distance, Portslade and Fishersgate train stations offers convenient mainline commuter routes to London Victoria and there are regular bus services into the bustling café culture of Hove's Church Road, the Royal Sussex Hospital and the centre of Brighton.

The property is also a short walk from St Peter's Community Infant and Nursery School, other local schools include Benfield Primary School and St Mary's Catholic Primary School.

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- Terrace family home
  - Three good sized bedrooms
  - Spacious usable loft area
  - 25'9 bay fronted lounge/diner
  - 15' double glazed conservatory
  - Popular level ground location
  - Off road parking to front
  - No on-going chain















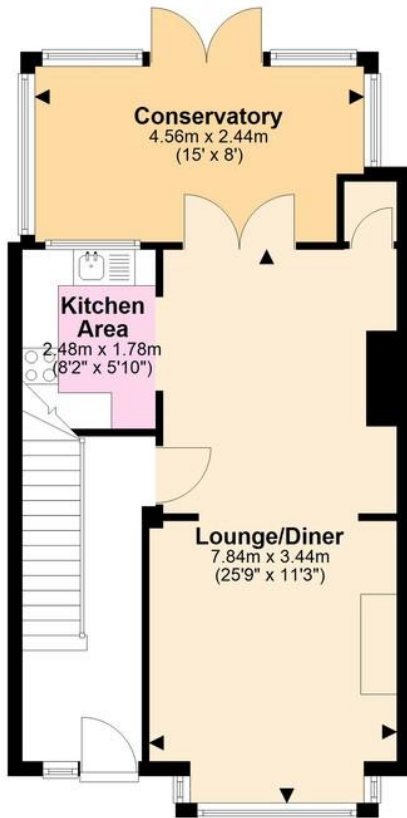








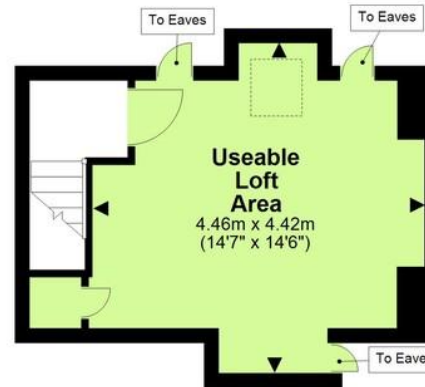
## Ground Floor



## First Floor



## Second Floor



Total area: approx. 107.4 sq. metres (1156.0 sq. feet)

TOTAL AREA DOES NOT INCLUDE OUTBUILDINGS. This floor plan is for illustrative purposes and is not drawn to scale.  
Any measurements, floor areas, openings and orientations are approximate and should not be relied upon and do not form part of any agreement. No liability is taken for error or misstatement. Any party must rely upon their own inspection.  
Plan produced using PlanUp.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		78 C
55-68	D	58 D	
39-54	E		
21-38	F		
1-20	G		

## Useful Information

**Council Tax:** Band B - £1,980.36 per annum (2025/2026)

**Tenure:** Freehold

**Local Authority:** Brighton & Hove City Council



To book a viewing, or a valuation of your own property, get in touch with one of our experts.

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