



Abinger Road, Portslade

East Sussex

Guide Price £450,000



Abinger Road, Portslade

Portslade, Brighton

Well-situated in Portslade, close to the amenities of Boundary Road, an immaculately presented THREE BEDROOM EXTENDED VICTORIAN TERRACED HOUSE with a GOOD-SIZED GARDEN.

This lovely family home is wonderfully presented throughout, having been refurbished and extended. Set behind a classic yellow brick facade, the property boasts a modern layout suitable for family life. On the ground floor, a generous living room with a bay window, fireplace and a statement feature ceiling with designer lighting flows seamlessly through to the modern kitchen/diner. The kitchen is an excellent size and well-presented, providing direct access to the rear garden via a wonderful decked area, perfect for outdoor dining and entertaining.



Upstairs, there are three double bedrooms, with the largest covering the entire second floor and a beautifully designed family bathroom complete with a bath and an overhead shower.

Outside, a goodsized rear garden provides ample space for relaxation and play. A raised decked area features a built-in wooden BBQ and shelving unit, with steps leading down to a lawn and paved area with borders, a seating area, and a useful garden shed.



The Local Area

Conveniently located near the green open spaces of Vale Park and Victoria Recreation Ground, this area offers excellent transport links. Fishersgate station is just a short walk away, providing local routes, while Portslade station, with mainline services to Hove, Brighton, Gatwick Airport, London, and westward to Southampton and Portsmouth, is also within easy reach. The nearby A270 ensures quick access to Brighton and Hove. A wide range of shops and amenities can be found along Boundary Road, with further options available around Southwick Square, set beside the attractive Southwick Green. Local schools within walking distance include St Mary's Catholic Primary School, St Peter's Community Infant and Nursery School, St Nicolas' C of E Primary School and Brackenbury Primary.

Further Information

Currently, Abinger Road is not in a controlled parking zone and is in Council Tax band C, which was charged at £2,292.84 for 2026/27.

EPC rating - TBC

Council Tax - C

Parking - Not in a controlled parking zone.

Broadband & Mobile Phone Coverage - Prospective buyers should check the Ofcom Checker website

Planning Permissions - Please check the local authority website for any planning permissions that may affect this property or properties close by.

This information has been provided by the seller. Please obtain verification via your legal representative.







Total Area: 100.5 m² ... 1081 ft²

All measurements are approximate and for display purposes only.



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We wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes are approximate.