



24 Abinger Road, Portslade

East Sussex BN41 1SB

£371,950

- 3 BEDROOMS
- LOUNGE/DINING ROOM
- KITCHEN
- BATHROOM
- SEPERATE CLOAKROOM
- GARAGE
- DOUBLE GLAZING
- GAS CENTRAL HEATING

A 3 bedroom end of terrace house with garage, central heating & double glazing. Situated in this popular residential location close to schools, shops, train station & other amenities. The property has a lounge/dining room, kitchen, 3 bedrooms, bathroom & separate cloakroom. Please call to arrange your viewing.

ENTRANCE HALL Stairs rising to the first floor.

LOUNGE/DINER 25' 2" x 13' 0" (7.67m x 3.96m) Feature fire surround, double glazed window overlooking the front garden, radiator, understair cupboard, double glazed window overlooking the rear garden.

KITCHEN 10' 4" x 7' 7" (3.15m x 2.31m) Base and wall cupboards, roll top work surface, stainless steel sink with mixer tap, appliance space, wall mounted gas boiler, part tiled walls, double glazed window overlooking the rear garden, double glazed door leading to the rear garden.

LANDING Double glazed window and loft hatch.

BEDROOM 9' 0" x 68' 0" (2.74m x 20.73m) Double glazed window, radiator, cupboard.

BEDROOM 13' 3" x 9' 6" (4.04m x 2.9m) 2 cupboards, radiator, double glazed window overlooking the rear garden.

BEDROOM 11' 10" x 9' 6" (3.61m x 2.9m) Double glazed window.

BATHROOM Panelled bath with fitted shower over, pedestal wash hand basin, radiator, double glazed window, part tiled walls.

SEPERATE W.C. Low level W.C., double glazed window.

FRONT GARDEN Front garden with lawn, steps to the front door and path giving side access.

REAR GARDEN 44' 0" x 20' 1" (13.41m x 6.12m) Laid to lawn with 2 patio areas, side gate giving access to the front garden.

GARAGE 18' 10" x 9' 3" (5.74m x 2.82m) Garage with up and over door, side and rear windows and side door giving access into the garden.

EPC RATING: Current 65/D Potential 86/B



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