



69 Abinger Road, Portslade, East Sussex, BN41 1SD

69 Abinger Road, Portslade, East Sussex, BN42 1SD

£300,000 - Freehold

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A delightful period home in need of updating, offering a great deal of potential ”

Hyman Hill are delighted to offer for sale this charming red brick Edwardian home situated in highly desirable south Portslade.

Offering well proportioned accommodation, this deceptively spacious property has accommodation to include; two separate reception rooms, 14' kitchen, two first floor double bedrooms and a spacious bathroom. Externally there is a courtyard rear garden boasting a favoured sunny westerly aspect.

Although the property requires complete modernisation throughout, it offers outstanding potential for a purchaser to be able to make their mark and take advantage of the Edwardian features it has to offer.

Boundary Road and Trafalgar Road offer a wide selection of shops, bars and cafes. Whilst Fishersgate Station is only a short walk from your front door, approximately half a mile away, Portslade train station offers convenient mainline links for London or Brighton commuters.

Nearby, Victoria Recreation Ground and Vale Park both provide plenty of green open space, and regular bus services mean that it's easy to enjoy all that Brighton and Hove have to offer. A modern health centre is within easy reach and local schools include St Nicolas CE Primary School, St Mary's Catholic Primary School, King's School Hove and Benfield Primary School.

Please note, we are only able to welcome cash buyers to view – please contact us for further information.

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- Cash purchasers only
 - Period mid terraced home
 - Two double bedrooms
 - Two reception rooms
 - In need of complete modernisation
 - West facing rear garden
 - 0.7 miles to Portslade mainline station
 - No on-going chain

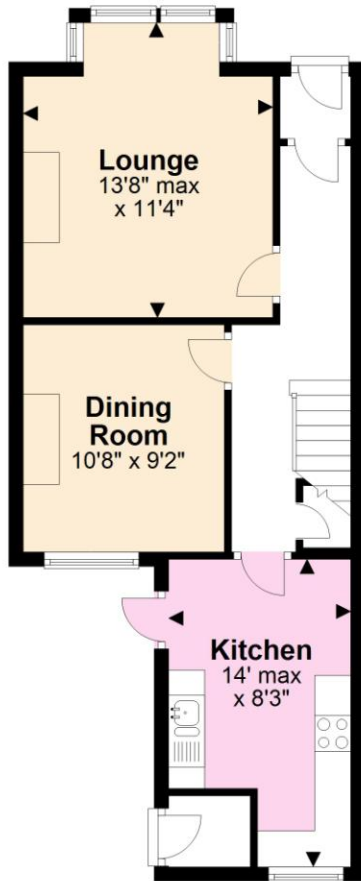






Ground Floor

Approx. 455.3 sq. feet



First Floor

Approx. 454.7 sq. feet



Total area: approx. 909.9 sq. feet

For illustrative purposes only. Not to scale.
Plan produced using PlanUp.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		87 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G	19 G	

Useful Information

Council Tax: B - £1,818.49 per annum (2024/2025)

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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