









## 15 Abinger Road Brighton BN41 1SD

- THREE BEDROOMS
- MODERN BATHROOM
- THROUGH LIVING/DINING ROOM
- CONTEMPORARY KITCHEN

Guide Price Of £400,000 - £425,000

- WEST FACING GARDEN
- PRESENTED IN EXCELLENT ORDER
- CONVENIENT LOCATION
- UPVC DOUBLE GLAZED WINDOWS



Whitlock and Heaps are pleased to bring to market this bay fronted Victorian terrace property being presented in excellent order throughout with a delightful contemporary kitchen and through living/dining room with French doors onto the West facing rear garden. To the first floor there are three bedrooms and a modern bathroom with access to the attic with potential to convert (stnc). Situated in this convenient location within walking distance of local amenities with easy access vehicular onto the A27.

## **ENTRANCE HALL**

**KITCHEN** Double aspect and incorporating stainless steel sink unit with drainer and mixer tap, adjacent laminate worksurface with cupboards and drawers under, matching eye level wall cupboards, five ring gas hob with stainless steel extractor over, eye level oven, wine rack, appliance space, cupboard housing 'Ideal' gas fired boiler, two UPVC double glazed windows, tiled splashback.

**LIVING/DINING ROOM** Painted brick fireplace, UPVC double glazed bay window, two radiators, French doors to garden.

## FIRST FLOOR LANDING

Hatch to loft space.

**BEDROOM 1** UPVC double glazed bay window with second window to side, two fitted double wardrobes, radiator.

BEDROOM 2 UPVC double glazed window, radiator.

**BEDROOM 3** UPVC double glazed window, radiator.

**BATHROOM** Modern white suite comprising panelled bath with shower over and glazed shower screen, wash hand basin with cupboard under, low level w.c, part tiled walls, tiled floor, UPVC double glazed window.

**WEST FACING GARDEN** Low maintenance being paved and fully enclosed.

## **ABINGER ROAD**

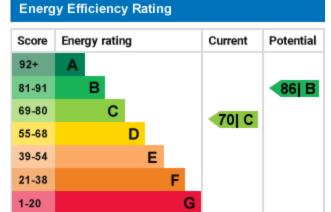
PORTSLADE

APPROXIMATE GROSS INTERNAL AREA 969 sq ft / 90.1 sq m



Roor plan is for illustration and identification purposes Picts, perfects, belonies and terraces are illustrative in plants. Belonies and terraces are illustrative in consistence of the property property property international Property Standards 2 (PMS3). Surveyor's international Property Standards 2 (PMS3) surveyor's international Property Standards 2 (PMS3) purposes only. 0 Whitlock & Heaps 2023 CH Celling Height
T Hot Water Tank
FF Fridge / Freezer
Head Height Below 1,5m
W Stronger Cupboard
W Fitzed Wardvobes
Garden Shortened for Display





Portslade Branch
48 Boundary Road, Portslade BN3 4EF
portslade@whitlockandheaps.co.uk
01273 422706

naea|propertymark





Hove Branch
65 Sackville Road, Hove BN3 3WE
hove@whitlockandheaps.co.uk
01273 778577

