



17 Abinger Road

Brighton BN41 1SD

Asking Price Of £425,000
Freehold

- BEAUTIFULLY PRESENTED
- TWO DOUBLE BEDROOMS
- MODERN FAMILY BATHROOM
- CONTEMPORARY KITCHEN
- LIVING/DINING ROOM
- WEST FACING GARDEN
- CONVENIENT LOCATION
- UPVC DOUBLE GLAZED WINDOWS

Whitlock and Heaps are delighted to bring to market this Victorian bay fronted property that has been tastefully updated by the present owners featuring a contemporary kitchen and bathroom. The through living/dining room has exposed floorboards and overlooks the West facing rear garden. To the first floor there are two double bedrooms and a spacious landing that could be used as a home office. Situated in this convenient location with easy access onto the A23/27 with local amenities also being close by.

ENTRANCE HALL Exposed floorboards, radiator, understairs storage.

KITCHEN Incorporating 1 1/2 bowl sink unit with mixer tap, adjacent work surface with cupboards and drawers under, matching eye level wall cupboards, full height cupboard housing 'Worcester' gas fired boiler and having plumbing for a washing machine. Inset four ring gas hob with extractor over, oven, integrated fridge/freezer and dishwasher, radiator, UPVC double glazed window, French doors to garden.

LIVING/DINING ROOM UPVC double glazed bay window, feature fireplace with tiled insert, exposed floorboards, two radiators, UPVC double glazed window overlooking the garden.

FIRST FLOOR

SPACIOUS LANDING Hatch to loft space, UPVC double glazed window, space for a desk.

BEDROOM 1 UPVC double glazed bay window with second window to side, two fitted double wardrobes, two radiators, exposed floorboards.

BEDROOM 2 UPVC double glazed window, radiator.

BATHROOM White suite comprising panelled bath with mixer tap and separate shower over, glazed shower screen, wash hand basin, low level w.c, heated ladder style towel rail, UPVC double glazed window, tiled floor, part tiled walls.

OUTSIDE

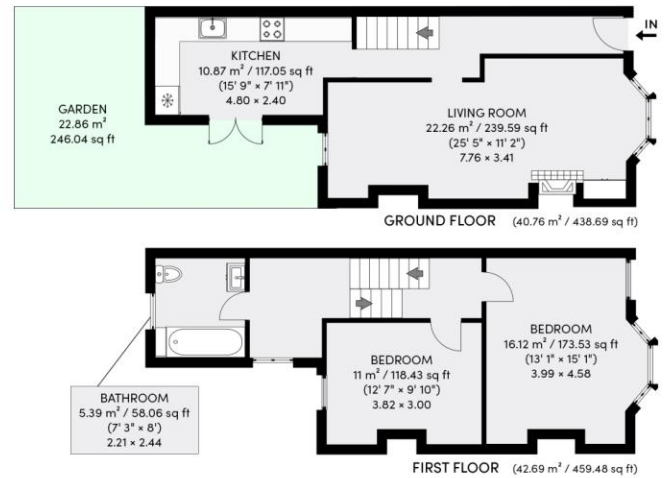
WEST FACING GARDEN Paved patio with composite decking, raised flower border.

Council Tax Band C (taken from the government website, www.brighton-hove.gov.uk/council-tax).

We advise that you check this information, we will not be held responsible if the council tax band differs when occupying the property.

17 Abinger Rd, Portslade BN41 1SD

APPROXIMATE GROSS INTERNAL AREA: 83.4 sq m / 898 sq ft



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Floor plan is for illustration and identification purposes only and is not to scale. Plots, gardens, balconies and terraces are illustrative only and excluded from all area calculations. All site plans are for illustration purposes only and are not to scale. Measurements are approximate.



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