



Abinger Road, Brighton



Asking Price
£240,000
 Share of Freehold

- ONE BEDROOM APARTMENT
- HIGHLY SOUGHT AFTER PORTSLADE LOCATION
- MODERN DECOR THROUGHOUT
- SHARE OF FREEHOLD
- CLOSE PROXIMITY TO PORTSLADE & FISHERSGATE TRAIN STATIONS
- IDEAL FIRST TIME BUY

Robert Luff & Co are delighted to bring to market this beautifully presented one bedroom first floor apartment located in Abinger Road, a quiet residential street parallel to Trafalgar Road. This property is just minutes away Boundary Road with its huge variety of cafes, shops & bus routes. Also in close proximity is Victoria Park, Fishersgate & Portslade Train Station which has direct links into Brighton and London Victoria. Also benefitting from being on the 1x bus route which goes directly to the town centre in under 30 minutes. The seafront is approximately 0.5km in distance.

Accommodation offers; open plan kitchen/living area, one double bedroom and a modern fitted bathroom. Other benefits include; a long lease, modern decor throughout & Juliette balcony.

T: 01273 921133 E:
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Accommodation

Entrance Hall

Kitchen/Living Area 18'2 x 11'10 (5.54m x 3.61m)

Bedroom 11'10 x 10'11 (3.61m x 3.33m)

Bathroom

AGENTS NOTES

Share of Freehold

Service Charge: £100 PCM

EPC: D

Council Tax Band: A

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Energy Efficiency Rating	
Very energy efficient - lower running costs	CurrentPotential
(92 plus) A	
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
England & Wales	EU Directive 2002/91/EC

Environmental Impact (CO ₂) Rating	
Very environmentally friendly - lower CO ₂ emissions	CurrentPotential
(92 plus) A	
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
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Not environmentally friendly - higher CO ₂ emissions	
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The information provided about this property does not constitute or form any part of an offer or contract, nor may it be regarded as representations. All interested parties must verify accuracy and your solicitor must verify tenure/lease information, fixtures and fittings and, where the property has been extended/converted, planning/building regulation consents. All dimensions are approximate and quoted for guidance only as are floor plans which are not to scale and their accuracy cannot be confirmed. References to appliances and/or services does not imply that they are necessarily in working order or fit for the purpose.