7 Abinger Road

Portslade, BN41 1SD

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Offers over £425,000

A beautifully presented three-bedroom Victorian home, thoughtfully refurbished to combine timeless charm with contemporary comfort. Located in the ever-popular South Portslade, this superb property boasts a sunny west-facing garden and enjoys close proximity to Portslade Railway Station, the vibrant amenities of Boundary Road, and several highly regarded local schools.

Inside, the home offers bright, well-proportioned rooms throughout. At the front, a welcoming bay-fronted living room features a striking limestone fireplace, creating a cosy and elegant space to relax. Beyond lies a traditional dining room, while at the rear, a stylish, modern kitchen is equipped with integrated appliances and opens via French doors onto the garden — perfect for entertaining and everyday living.

Upstairs, three beautifully designed bedrooms are accompanied by a well-appointed family bathroom. Access to the loft space is also available on this floor, offering potential—subject to the necessary consents—for conversion into an additional bedroom with en suite.
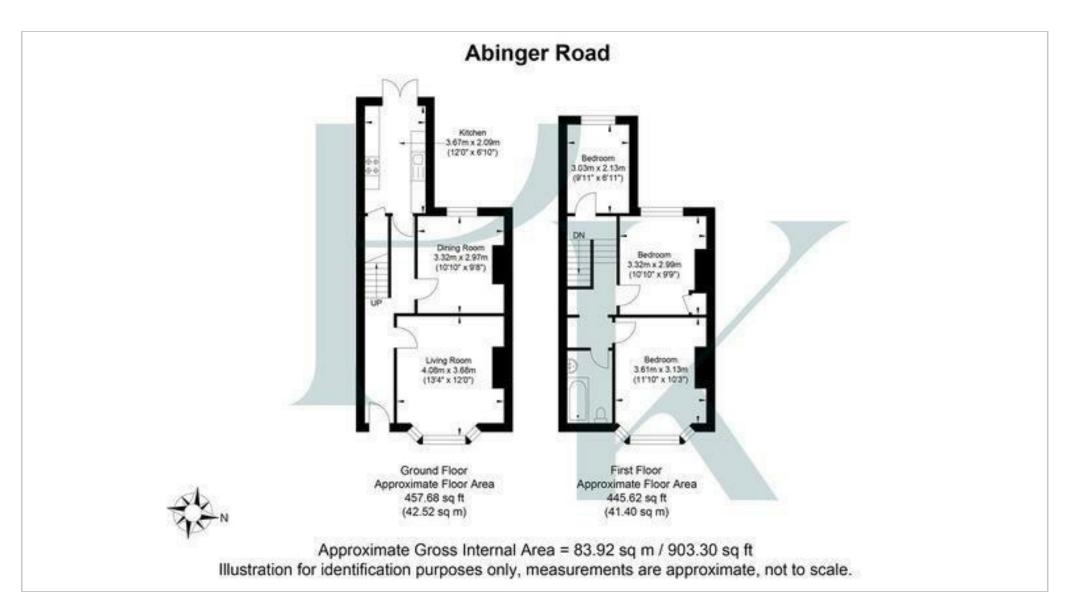
Outside, the west-facing garden is a true delight. Partly decked and partly laid to lawn, it offers an ideal setting for al fresco dining and enjoying warm summer evenings with family and friends.
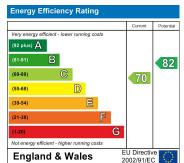
In terms of location, Abinger Road lies approximtaely 0.7 miles away from Portslade Railway Station that provides easy access to London, Gatwick and Brighton City Centre. Boundary Road is also within similar proximity, where you can enjoy a plethora of coffee shops, eateries and other independent stores. Several nearby schools are close by, therefore, making this property's location excellent for a variety of buyers.
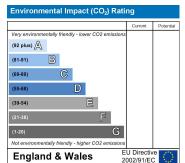
The current owners have really made this house feel like a home with its stylish design yet homely feel. Internal viewing is highly recommended to fully appreciate the quality and attention to detail on offer.

Abinger Road

Kitchen
3.67m x 2.09m
(12'0" x 6'10")

Bedroom
3.03m x 2.13m
(9'11" x 6'11")

Dining Room
3.32m x 2.97m
(10'10" x 9'8")

DN

Bedroom
3.32m x 2.99m
(10'10" x 9'9")

UP

Living Room
4.08m x 3.68m
(13'4" x 12'0")

Bedroom
3.61m x 3.13m
(11'10" x 10'3")

N

Ground Floor
Approximate Floor Area
457.68 sq ft
(42.52 sq m)

First Floor
Approximate Floor Area
445.62 sq ft
(41.40 sq m)

Approximate Gross Internal Area = 83.92 sq m / 903.30 sq ft
Illustration for identification purposes only, measurements are approximate, not to scale.

Pearson Keehan