



**FOR SALE**

**26 Abinger Road  
Portslade, East Sussex BN41 1RZ**



## Key Features

- Detached 2 storey Class E building of 3,939 sqft with parking and yard
- Currently used as offices and training facility
- Suit various uses
- Fishersgate railway station is approximately 400 metres and Portslade railway station is approximately 1 kilometre distance
- For sale with offers invited in the region of £550,000

## Location & Situation

The property is located on the east side of Abinger Road. Abinger Road is a predominantly residential area within Portslade. Boundary Road – the principle commercial area on the Portslade / Hove border is less than 1 km to the east. As is Portslade station. Fishersgate station is within 400 metres of the property. The A270 Old Shoreham Road is just 100 metres to the north. Providing east – west access to Hove, Brighton, Shoreham, etc. and to the A27 south coast trunk road.







## Accommodation

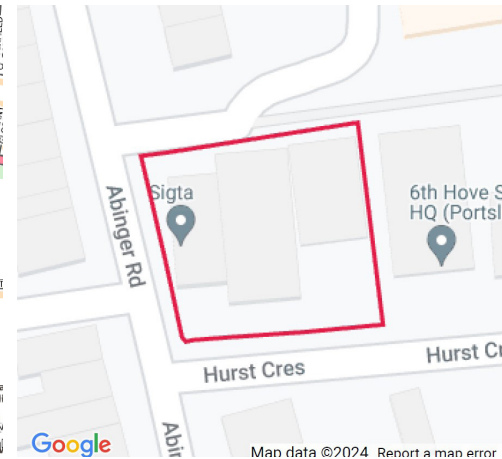
The property has the following approximate Net Internal Floor Areas:

Floor	Sq Ft	Sq M
Ground	3,312	307.71
First	626	58.20
<b>Total</b>	<b>3,939</b>	<b>365.91</b>

Externally there is a secure yard of approx. 125 sq m /1,345 sq ft with access to Hurst Crescent. There is a separate off street parking space and patio area to the front of the building.

## Planning

The building has been used for many years for office and training purposes and is considered to have an established Class E use.







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## Terms

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## Rateable Value

Ratable Value (2023): £40,500.

## EPC

To be confirmed.

## Anti Money Laundering Regulations 2017

Anti-Money Laundering Regulations 2017 Due to Government legislation we are legally obliged to undertake Anti-Money Laundering checks on prospective purchasers on transactions which involve a capital value of 15,000 euros or more. We are also required to request proof of funds. Further information available on request.



## Further Information

Please contact the sole agents Flude Property Consultants.

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