



FOR SALE

26 Abinger Road
Portslade, East Sussex BN41 1RZ



Key Features

- Existing 2 storey Class E building of 3,939 sqft with parking and yard
- Outline planning consent to redevelop to provide 11 new flats and 8 parking spaces
- Established and popular residential area
- Fishersgate station is approximately 400 metres and Portslade station is approximately 1 kilometre distance

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.





Existing Accommodation

The existing property has the following approximate Net Internal Floor Areas:

Floor	Sq Ft	Sq M
Ground	3,312	307.71
First	626	58.20
Total	3,939	365.91

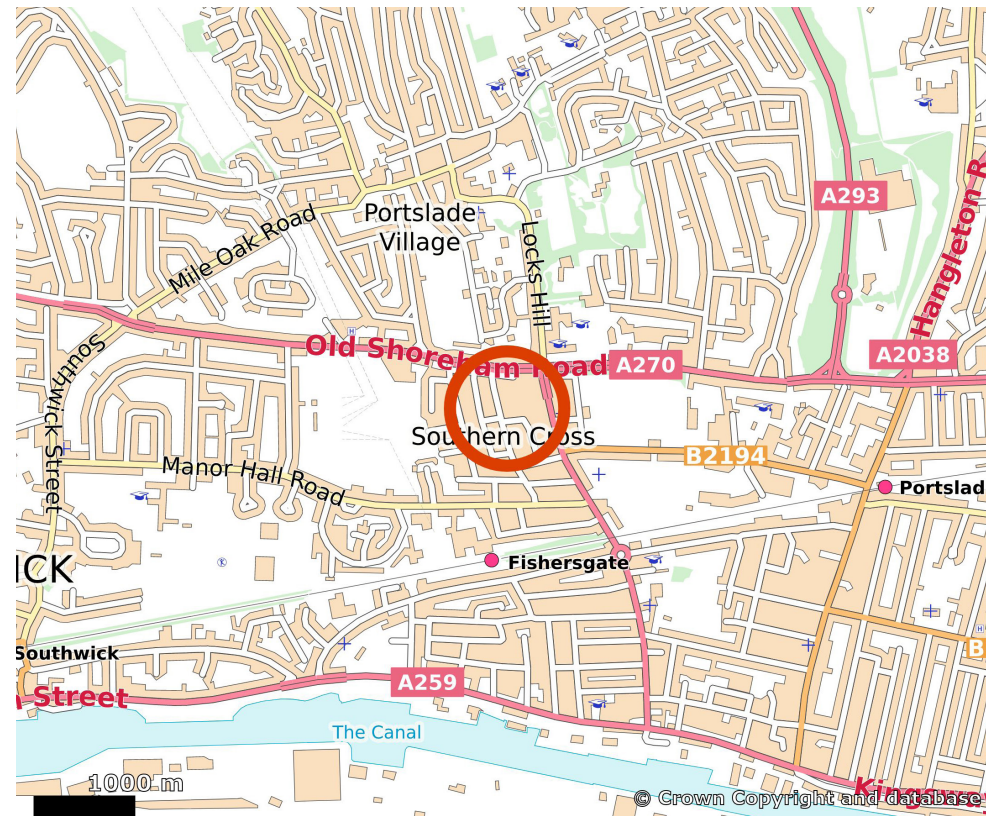
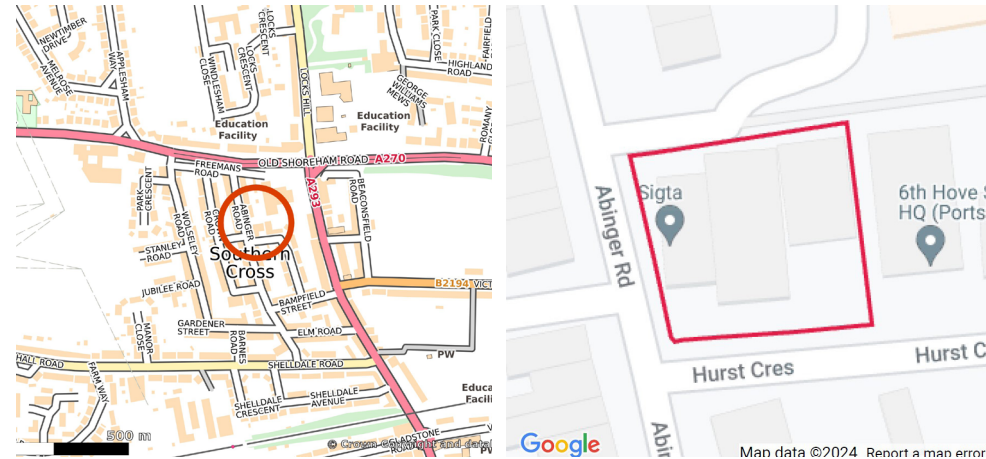
Planning

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

Outline planning consent has been received to redevelop the site for 'The erection of a 2 storey building plus accommodation in the roof for residential use'.

NB. Approval of the reserved matters of scale and access are required.

All documentation of the scheme can be seen on the planning portal of Brighton and Hove City Council's website under reference BH2022/03189.





Proposed Scheme

The scheme is for the development of 11 new flats as follows

No.	Floor	Sq M	Sq Ft	Bedrooms
1	Ground	61	657	2
2	Ground	43	462	1
3	Ground	55	592	1
4	Ground	49	527	1
5	First	61	657	2
6	First	43	463	1
7	First	95	1023	3
8	First	97	1012	3
9	Second	64	689	2
10	Second	69	743	2
11	Second	56	603	1
		690	7,427	

8 onsite parking spaces are provided in the scheme

Indicative visuals of the proposed scheme are shown to the right.





Proposed Scheme

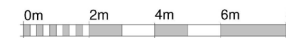
Ground Floor





Proposed Scheme

First and Second Floors



VISUAL SCALE 1:100 @ A1



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Terms

The property is to be offered for sale with offers in the region of £750,000.

Rateable Value

The existing building has a Rateable Value (2023) of £40,500.

NB. An application to remove this property from the Rating List once demolition has commenced should negate any ongoing rates liability.

EPC

An EPC is not required on the basis that this site is to be redeveloped.

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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