



- Semi Detached Cottage Style House
- Open Plan Living Area
- Garage With Garden Access
- Rear Garden With Downland Views
- Close To Local Transport
- Completely Refurbished Throughout
- Newly Fitted Modern Kitchen
- Large front Garden
- Loft/Occasional Bedroom
- Simply A Must View

# Mile Oak Road, Portslade, Brighton

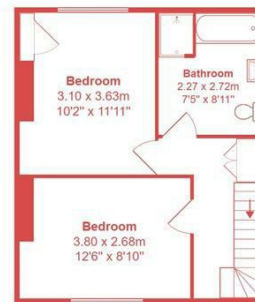
Price: £375,000 Freehold



Outbuilding



Ground Floor



1st Floor

Total Area: 76.0 m<sup>2</sup> ... 819 ft<sup>2</sup> (excluding garage)

All measurements are approximate and for display purposes only

This family home is well-proportioned throughout and has been modernised to a very high standard by the current owners. There is an entrance porch with an electric vellum window, the kitchen lounge is open plan, and there is a log burner. Bi-folding door leading out onto the rear decking which is a real sun trap, from here you can access the garage and parking space. Upstairs are two bedrooms and a family bathroom with a bath and shower and a loft hatch, which the owners use for extra storage. The property boasts well-maintained front and rear gardens, a garage, and space for off-road parking, although unrestricted on-street parking exists in the surrounding area.

The property is situated on Mile Oak Road. Local shopping facilities can be found on Graham Avenue and Valley Road. A more comprehensive range of shopping facilities is available on Boundary/Station Road, along with Portslade mainline railway station.

A regular bus service passes close by, affording access to surrounding areas. A full range of schools and a modern health centre are nearby. The A27 is easily accessible by car via the Hangleton Link Road.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			83
(69-80) C			
(55-68) D		53	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	