



17 Sefton Road, Mile Oak, Brighton, BN41 2RH

Spencer
& Leigh



17 Sefton Road, Mile Oak
Brighton, BN41 2RH

Offers Over £440,000 - Freehold

- Deceptive extended family home
- Four bedrooms
- 24' Lounge/dining room
- 15' Kitchen/breakfast room
- Ground floor shower room & First floor family bathroom
- Good decorative order throughout
- Good size rear garden with lawn & patio areas
- 22' Double garage with power & lighting
- Internal inspection recommended
- Exclusive to Spencer & Leigh

Wow, this property is an absolute gem! From the moment you step inside, you'll be wowed by the spaciousness of the rooms. The ground floor boasts a generous lounge that flows seamlessly into a dining area, perfect for entertaining guests. The kitchen/breakfast room is extended and well-equipped with ample cupboard and appliance spaces, and there's plenty of room for a dining table and chairs. The ground floor also features a modern fitted shower room, adding an extra layer of convenience.

Moving upstairs, you'll find the family bathroom and two of the four bedrooms. The other two bedrooms are located on the top floor, with the rear bedroom offering stunning views of the garden and the Downs. The garden itself is a true oasis of calm, with a paved patio area and a level lawn, perfect for outdoor gatherings and relaxation.

The double garage is truly remarkable and measures 22'11 x 15'5, providing ample storage space for your vehicles and belongings. It also boasts an electric roller shutter door, ample power points, and lighting, making it the perfect place for a DIY enthusiast or someone who enjoys tinkering with cars.

This extended family home is an absolute must-see, and we highly recommend viewing it to fully appreciate its charm and beauty. Don't miss out on the opportunity to make this your dream home - book your viewing today!



Sefton Road is a popular road in Mile Oak with good access to local amenities and popular schools. A Co-op local is located nearby, with larger supermarkets including Sainsburys & Tesco superstores are approximately a ten minute car journey. Buses to the City center are within easy walking distance.



Entrance Porch
 Entrance Hallway
 Lounge/Dining room
 24'7 x 11'9
 Kitchen/Breakfast room
 15'10 x 14'1

Ground Floor Shower Room
 Stairs rising to First Floor
 First Floor Landing

Bedroom
 10'11 x 10'3
 Bedroom
 10'11 x 10'3

Family Bathroom
 Stairs rising to Second Floor
 Second Floor Landing

Bedroom
 14'7 x 9'9
 Bedroom
 9'9 x 9'5

OUTSIDE
 Front & Rear Gardens
 Double Garage
 22'11 x 15'5
 Property Information
 Council Tax Band C: £2,078.28 2024/2025
 Utilities: Mains Electric & Gas. Mains water and sewerage
 Parking: Double Garage and un-restricted on street parking
 Broadband: Standard 5 Mbps, Superfast 80 Mbps, Ultrafast 1000 Mbps available (OFCOM checker)
 Mobile: Good coverage (OFCOM checker)

Every care has been taken in preparing our sales particulars and they are usually verified by the vendor, We do not guarantee appliances, electrical fittings, plumbing, etc; you must satisfy yourself that they operate correctly. Room sizes are approximate. Please do not use them to buy carpets or furniture. We cannot verify the tenure as we do not have access to the legal title. We cannot guarantee boundaries or rights of way. You must take the advice of your legal representative.

t: 01273 565566

w: www.spencerandleigh.co.uk



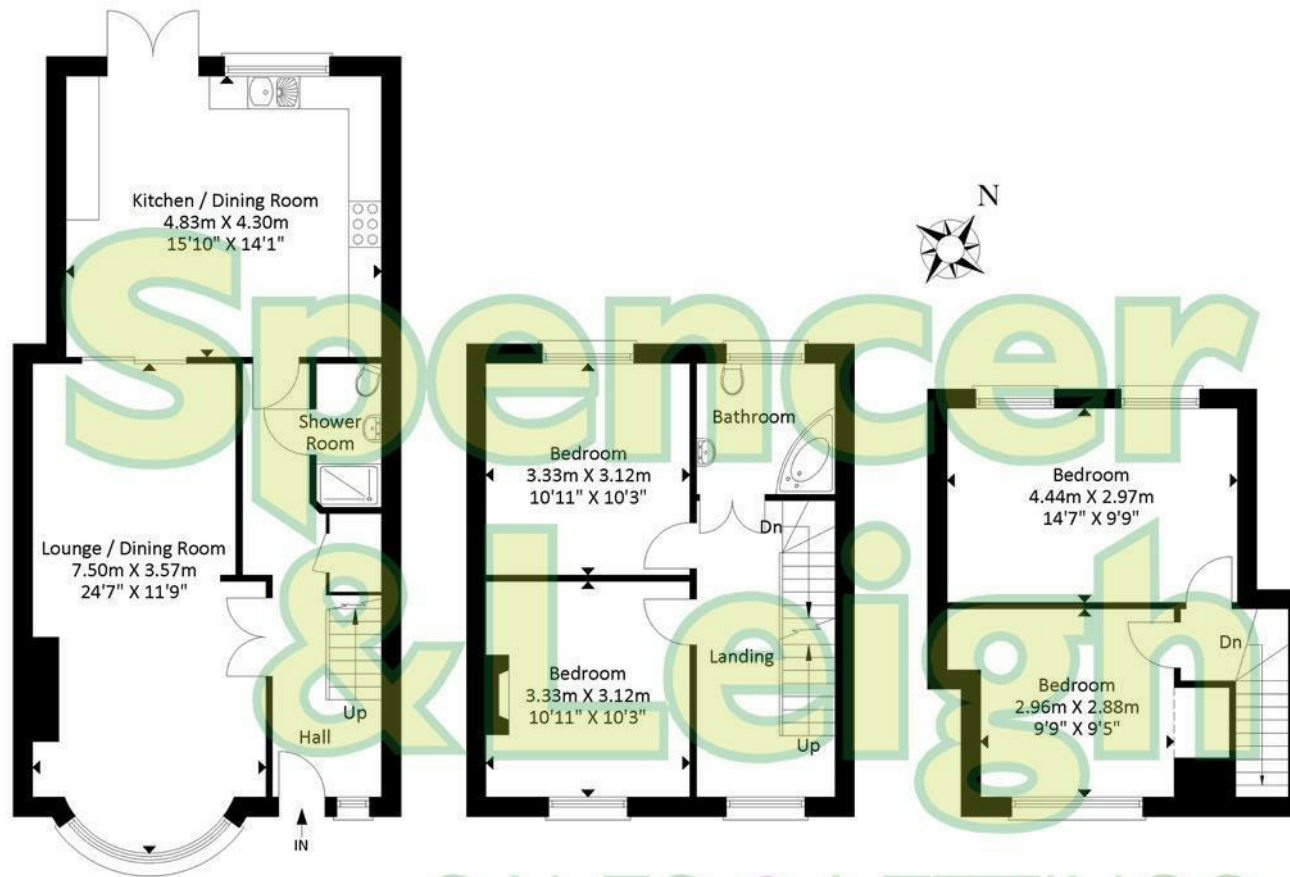
Council:- BHCC
 Council Tax Band:- C

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		79
(69-80) C	63	
(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	

**Spencer
& Leigh**

Sefton Road



Ground Floor
Approximate Floor Area
627.53 sq ft
(58.30 sq m)

First Floor
Approximate Floor Area
382.11 sq ft
(35.50 sq m)

Second Floor
Approximate Floor Area
298.16 sq ft
(27.70 sq m)

Approximate Gross Internal Area = 121.50 sq m / 1307.80 sq ft
Illustration for identification purposes only, measurements are approximate, not to scale.

Copyright GDImpact 2018