

**Spencer
& Leigh**

194 Mile Oak Road, Portslade, Brighton, BN41 2PL



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Brighton, BN41 2PL

Guide Price £450,000 - £475,000 Freehold

- Extended semi detached family home
- Three bedrooms
- 20' Lounge/dining room leading to conservatory
- Modern fitted kitchen with granite worksurfaces
- Well presented throughout
- Potential to extend, subject to required consents
- Manicured rear garden with gated side access
- Stunning views towards Foredown Tower
- Internal inspection essential
- Exclusive to Spencer & Leigh

GUIDE PRICE £450,000 to £475,000

Welcome to this charming semi-detached family home located on Mile Oak Road in the sought-after area of Portslade, Brighton. This property boasts two reception rooms, perfect for entertaining guests or simply relaxing with your loved ones. With three cosy bedrooms, there is ample space for the whole family to unwind. Our vendors have enjoyed many a happy year here but have now decided the time is right to downsize.

The house features a well-maintained bathroom and a private driveway providing easy parking, ensuring convenience for you and your guests. The manicured long rear garden offers a tranquil escape from the hustle and bustle of everyday life, ideal for enjoying a cup of tea on a sunny afternoon and basking in the far-reaching views towards Foredown Tower. Conveniently, the rear garden benefits from gated side access with two sets of gates creating a further enclosed area for tools, bins and storage.

One of the highlights of this property is the far-reaching views that can be enjoyed from various vantage points, adding a touch of serenity to your daily routine. Situated in a popular location, you'll have easy access to a range of amenities, making daily errands a breeze.

Don't miss out on the opportunity to make this lovely house your new home. Embrace the comfort, convenience, and beauty that this property has to offer in one of Brighton's most desirable neighbourhoods.



Located in a quiet residential area with local shops in Mile Oak Road or Tesco's, M&S and Next a 10 minute drive away at Holmbush Centre. Road networks into and out of the city are easily accessible as are buses located on Mile Oak Road or Graham Avenue. Mile Oak Primary School is about a 15 minute walk away.



Entrance
 Entrance Hallway
 Lounge
 20'11 x 10'9
 Conservatory
 9'6 x 7'6
 Kitchen
 12'1 x 5'10
 Stairs rising to First Floor

Bedroom
 10'9 x 10'5

Bedroom
 10'5 x 9'6

Bedroom
 7'6 x 6'10

Family Bathroom

OUTSIDE

Rear Garden

Property Information

Council Tax Band C: £2,078.28 2024/2025

Utilities: Mains Gas and Electric. Mains water and sewerage

Parking: Off road parking and un-restricted on street parking

Broadband: Standard 6Mbps, Superfast 51Mbps & Ultrafast 1000Mbps 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.


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Council:- BHCC
 Council Tax Band:- C

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		84
(69-80) C		
(55-68) D	64	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC 	

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Mile Oak Road



Approximate Gross Internal Area = 75.02 sq m / 807.50 sq ft
Illustration for identification purposes only, measurements are approximate, not to scale.