



279 Mile Oak Road, Portslade, Brighton, BN41 2RB

Spencer
& Leigh

279, Mile Oak Road, Portslade,
Brighton, BN41 2RB

Guide Price £350,000 - £375,000 Freehold

- Pretty period cottage
- Three bedrooms
- Set over three storeys
- Rear extension with GRP roof and skylight
- Oozing character with stripped boards and fireplaces
- Well presented throughout
- Well appointed kitchen with terracotta tiles
- Excellent location with nearby travel networks and amenities
- Far reaching views towards Foredown Tower from the tiered rear garden
- Internal inspection is considered essential

GUIDE PRICE £350,000 - £375,000

This charming terraced house was built in 1897 and exudes character and history. This delightful property boasts a large reception room, three cosy bedrooms, and a well-maintained bathroom.

As you step inside, you'll be greeted by a kitchen adorned with beautiful terracotta tiles, adding a touch of warmth and style to the space. The living room is a true gem, featuring a traditional fireplace and elegantly painted floorboards, creating a cosy and inviting atmosphere for you to relax and unwind.

Spread across three storeys, this home offers a generous 807 sq ft of living space, providing ample room for comfortable living, whilst the possibility of adding a further family bathroom at the first floor could be explored. The cavity wall insulation ensures that the property is energy-efficient, keeping you warm during the chilly Brighton winters.

Located in the heart of Portslade, this property is not just a house, but a piece of history waiting to be cherished. Don't miss the opportunity to make this charming terraced house your new home sweet home.



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.



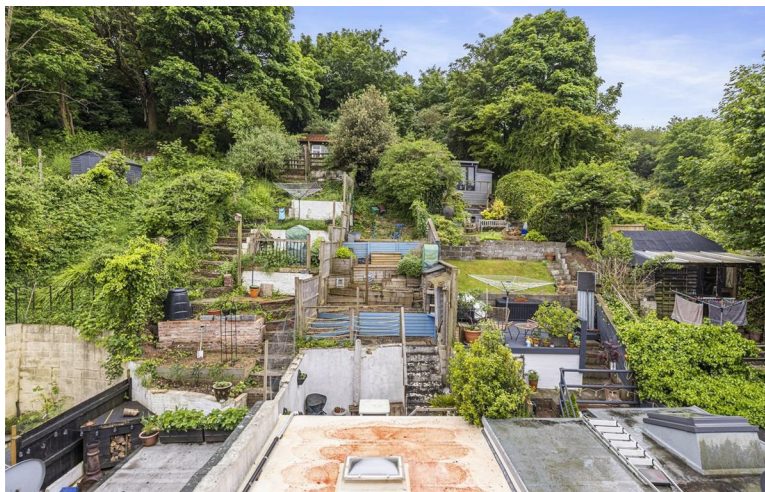
Entrance
 Entrance Hallway
 Living Room
 21'11 x 12'5
 Kitchen
 10'9 x 8'6
 G/f Family Bathroom
 G/f Separate Cloakroom/WC
 Stairs rising to First Floor
 Bedroom
 12'5 x 10'5
 Bedroom
 11'1 x 9'6
 Stairs rising to Second Floor
 Bedroom
 12'5 x 7'10
 OUTSIDE
 Rear Garden

Property Information
 Council Tax Band C: £2,078.28 2024/2025
 Utilities: Mains Gas and Electric. Mains water and sewerage
 Parking: Un-restricted on street parking
 Broadband: Standard 8Mbps, Superfast 80Mbps & 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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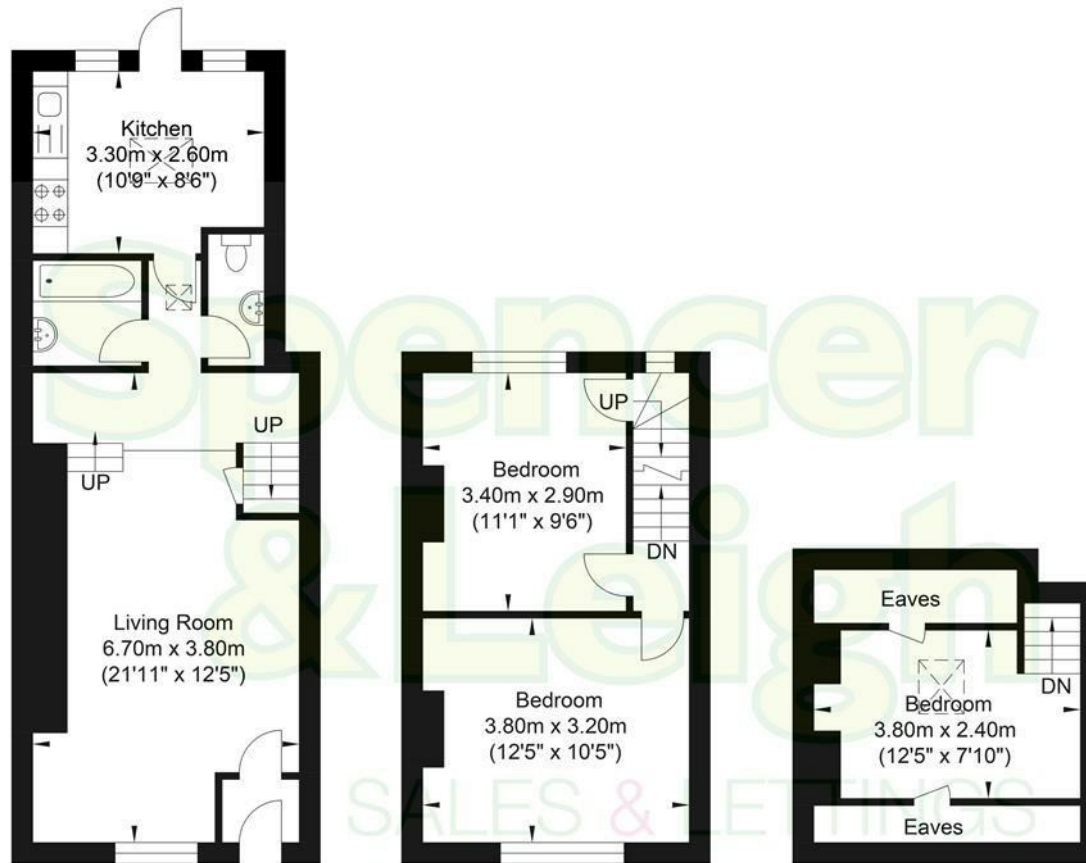
Council:- BHCC
 Council Tax Band:- C

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		81
(69-80) C	62	
(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	

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Mile Oak Road



Ground Floor
Approximate Floor Area
426.78 sq ft
(39.65 sq m)

First Floor
Approximate Floor Area
274.04 sq ft
(25.46 sq m)

Second Floor
Approximate Floor Area
154.56 sq ft
(14.36 sq m)

Approximate Gross Internal Area = 79.47 sq m / 855.40 sq ft
Illustration for identification purposes only, measurements are approximate, not to scale.