

402 Mile Oak Road, Mile Oak, Brighton, BN41 2RA

Spencer
& Leigh



402 Mile Oak Road, Mile Oak,
Brighton, BN41 2RA

Guide Price £325,000 - £350,000 Freehold

- Detached bungalow
- Two good size bedrooms
- 24' Lounge/dining room
- Kitchen off of dining room
- Requires some modernisation
- Low maintenance rear garden
- No onward chain
- Easy access to South Downs
- Viewing recommended
- Exclusive to Spencer & Leigh

GUIDE PRICE £325,000 - £350,000

This detached bungalow located on Mile Oak Road in the picturesque area of Portslade, Brighton. This property boasts two reception rooms, perfect for entertaining guests or simply relaxing with your loved ones. With two cosy bedrooms, there is ample space for a small family or guests to stay over.

The bungalow features a bathroom, offering convenience and comfort. Situated in a serene neighbourhood, this property provides a peaceful retreat from the hustle and bustle of city life. The absence of a chain means a smoother and quicker process for potential buyers.

Although this delightful bungalow requires some modernisation, it presents a wonderful opportunity for you to add your personal touch and create the home of your dreams. Don't miss out on the chance to own a piece of this sought-after location in Brighton.

Contact us today to arrange a viewing and envision the endless possibilities this property holds for you.



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 hall

Dining room
10'11 x 10'9

Kitchen
8'11 x 7'7

Lounge
13'6 x 8'5

Bedroom
14' x 10'9

Bedroom
12'1 x 8'11

Bathroom

Separate WC

Rear porch

OUTSIDE

Front garden

Shared driveway

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

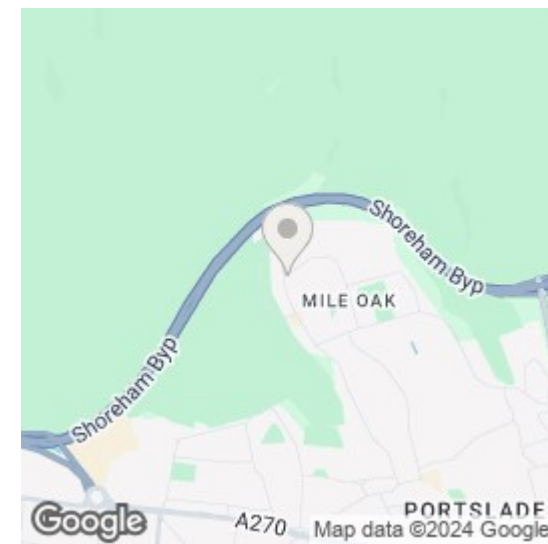
Broadband: Standard 3 Mbps, Superfast 80 Mbps. Ultrafast 1000 Mbps available (OFCOM checker)

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.

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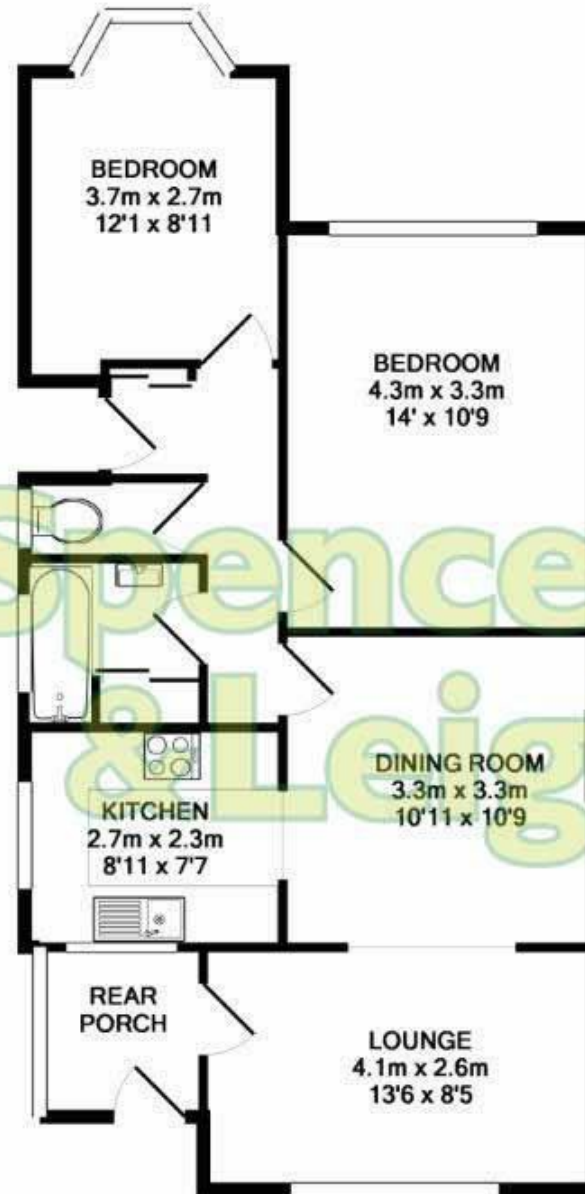


Council:- Brighton & Hove City Council
Council Tax Band:- C

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		85
(69-80) C		
(55-68) D	66	
(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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TOTAL APPROX. FLOOR AREA 63.7 SQ.M. (685 SQ.FT.)
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