

Spencer  
& Leigh



483 Mile Oak Road, Portslade, Brighton, BN41 2RE

## 483 Mile Oak Road, Portslade, Brighton, BN41 2RE

Guide Price £475,000 - £525,000 Freehold

- Modern Eco Home
- Three well proportioned bedrooms
- Excellent A Rated EPC
- Beautifully presented throughout
- 16' Formal Living Room overlooking the rear garden
- G/f cloakroom, F/f family bathroom and En Suite to Main Bedroom
- 18' Kitchen/dining room with integrated appliances
- Landscaped Rear Garden by Award Winning Landscaper
- Wide private driveway
- No onward chain

GUIDE PRICE £475,000 to £525,000- ECO FRIENDLY HOME- A RATED EPC

Tucked away at the end of Mile Oak Road, next to the South Downs National Park, this immaculately presented modern home is a true gem. Built just nine years ago, this property boasts a contemporary design that harmoniously blends style with functionality.

As you step inside, you will find a welcoming reception room that offers a perfect space for relaxation or entertaining guests. The house features three generously sized bedrooms, providing ample room for family living or accommodating guests. With two well-appointed bathrooms, morning routines will be a breeze, ensuring convenience for all.

One of the standout features of this eco-friendly home is its highly efficient A-rated Energy Performance Certificate (EPC), making it an excellent choice for those who value sustainability. The property is equipped with solar panels, contributing to lower energy bills and a reduced carbon footprint.

The landscaped rear garden is a delightful outdoor space, ideal for enjoying sunny afternoons or hosting summer barbecues. Additionally, the private driveway offers secure parking, adding to the convenience of this lovely home.

In summary, this property on Mile Oak Road is not just a house; it is a modern eco-home that combines comfort, style, and sustainability in a desirable location. Whether you are looking to settle down or invest, this home is sure to impress.



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

Sitting Room  
16' x 13'11

Kitchen/Dining Room  
18'11 x 9'3

G/f Cloakroom

Stairs rising to First Floor

Bedroom  
16'1 x 9'1

Bedroom  
14'2 x 9'1

En-suite Shower Room/WC

Bedroom  
10'7 x 8'8

Family Bathroom

OUTSIDE

Rear Garden

Property Information  
Council Tax Band E: £2,857.63 2024/2025  
Utilities: Mains Gas and Electric, Solar Panels, Mains water and sewerage  
Parking: Private Driveway and un-restricted on street parking  
Broadband: Standard 3 Mbps, Superfast 80 Mbps, Ultrafast 1800 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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w: [www.spencerandleigh.co.uk](http://www.spencerandleigh.co.uk)

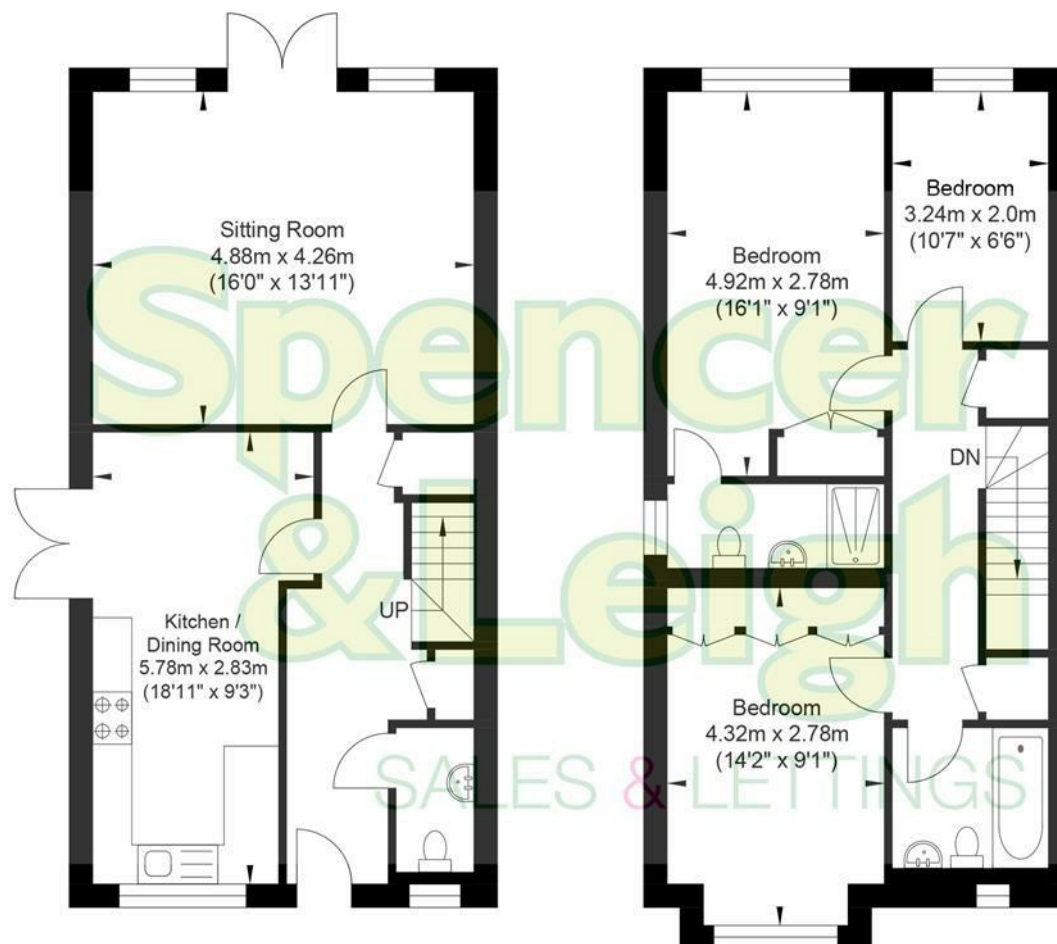


Council:- BHCC  
Council Tax Band:- E

| Energy Efficiency Rating                    |                            |           |
|---------------------------------------------|----------------------------|-----------|
|                                             | Current                    | Potential |
| Very energy efficient - lower running costs | 99                         | 100       |
| (92 plus) A                                 |                            |           |
| (81-91) B                                   |                            |           |
| (69-80) C                                   |                            |           |
| (55-68) D                                   |                            |           |
| (39-54) E                                   |                            |           |
| (21-38) F                                   |                            |           |
| (1-20) G                                    |                            |           |
| Not energy efficient - higher running costs |                            |           |
| England & Wales                             | EU Directive<br>2002/91/EC |           |

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# Mile Oak Road



Ground Floor  
Approximate Floor Area  
532.59 sq ft  
(49.48 sq m)

First Floor  
Approximate Floor Area  
543.14 sq ft  
(50.46 sq m)

Approximate Gross Internal Area = 99.94 sq m / 1075.73 sq ft

Illustration for identification purposes only, measurements are approximate, not to scale.