

**Spencer
& Leigh**



Flat 9, 323-325 Mile Oak Road, Portslade, Brighton, BN41 2RB

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Offers In Excess Of £215,000 - Leasehold

- Top floor purpose built flat
- One large double bedroom
- Open plan living room/kitchen
- Balcony with space for table & chairs
- Modern fitted bathroom with thermostatic shower over the bath
- Close to local shops and transport links
- No onward chain
- 112 year lease
- Well presented throughout
- Internal inspection highly recommended

Set in the desirable area of Mile Oak Road, Portslade, this charming top-floor purpose-built flat offers a delightful living experience. With one well-proportioned bedroom, this property is perfect for individuals or couples seeking a comfortable and convenient home. The flat features a welcoming reception room, ideal for relaxation or entertaining guests, and a modern bathroom that caters to all your needs.

One of the standout features of this property is the lovely balcony, providing a private outdoor space where you can enjoy fresh air and sunshine. The flat is offered with no onward chain, allowing for a smooth and hassle-free purchase process.

Convenience is key, as this flat is situated close to local amenities and excellent transport links, making it easy to access the vibrant offerings of Brighton and beyond. Whether you are looking to enjoy the local shops, cafes, or the stunning coastline, everything you need is just a stone's throw away.

This property presents an excellent opportunity for those looking to invest in a well-located flat in a thriving community. With its appealing features and prime location, this flat is sure to attract interest. Don't miss your chance to make this delightful home your own.



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. The South Downs is right on the doorstep which has access to numerous trails for walking via Mile Oak farm.



Communal Entrance
Stairs rising to all Floors
Entrance
Entrance Hallway

Kitchen/Living Room
16'4 x 13'9

Bedroom
14'5 x 11'9

Bathroom

OUTSIDE

Balcony

Property Information
112 years remaining on lease
Service Charge: £1,900 p/a
Ground Rent included in Service Charge
Council Tax Band B: £1,818.49 2024/2025
Utilities: Mains Electric, Mains Gas, Mains water and sewerage
Parking: Un-restricted on street parking
Broadband: Standard 5 Mbps, Superfast 80 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:- B

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	78	78
(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 2002/91/EC

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Mile Oak Road



Second Floor
Approximate Floor Area
505.25 sq ft
(46.94 sq m)

Approximate Gross Internal Area = 46.94 sq m / 505.25 sq ft
Illustration for identification purposes only, measurements are approximate, not to scale.