

# Portslade Office 35 South Street Portslade Fast Sussex BN41

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# SINNOTT GREEN





Mile Oak Road, Portslade, East Sussex BN41 2PJ Offers In Excess Of £525,000 Freehold



- Four Bedrooms
- Two Reception Rooms
- Study
- Re Fitted Kitchen
- Bathroom & Ensuite
- Private Drive
- Very Well Presented
- Excellent Throughout

This EXTENDED SEMI, has been both improved and very well maintained and offers super family accommodation. FOUR BEDROOMS, lounge, dining room, RE FITTED KITCHEN, study, utility room, FAMILY BATHROOM & ENSUITE, garden, PRIVATE DRIVE, upvc double glazing, gas central heating, excellent decorative order

### **COVERED PORCH**

frosted upvc double glazed front door to

frosted upvc double glazed window, radiator, dado rail, coving, two understairs cupboards, tiled floor, stairs to the first floor, door to

# LOUNGE

### 12'8 x 12'3 (3.86m x 3.73m)

feature open fire place with cast iron inset and wood surround, exposed floorboards, coving, radiator, upvc double glazed bay window

### 12'5 x 11'10 (3.78m x 3.61m)

feature open fire place with tiled inset and wood surround, coving, radiator, tiled floor, upvc double glazed windows, upvc double glazed double doors to the garden

### **RE FITTED KITCHEN**

### 12'9 x 6'4 (3.89m x 1.93m)

fitted with matching light grey gloss units and comprising of an inset sink unit, adjacent working surfaces, base and eye level units, INSET BOSCH INDUCTION HOB WITH EXTRACTOR HOOD OVER, BUILT IN BOSCH ELECTRIC OVEN, further BUILT IN BOSCH COMBINATION OVEN, INTEGRATED DISH WASHER, INTEGRATED FRIDGE FREEZER, tiled floor, coving, upvc double glazed window

### 10'8 x 6'3 (3.25m x 1.91m)

radiator, inset down lighters, sky light, double glazed window, door to

### **UTILITY ROOM**

### 7'7 x 6'3 (2.31m x 1.91m)

space and plumbing for washing machine, ample further appliance space and storage space, electric extractor fan, radiator

### FIRST FLOOR LANDING

stairs to the second floor, coving, doors to

### **BEDROOM TWO**

### 13'1 x 11'9 (3.99m x 3.58m)

two built in wardrobes, each with a cupboard over, radiator, coving, upvc double glazed bay window,

### **BEDROOM THREE**

### 12'3 10'1 (3.73m 3.07m)

radiator, coving, upvc double glazed bay window

## **BEDROOM FOUR**

### 9'1 x 8'2 (2.77m x 2.49m)

radiator, coving, upvc double glazed window

### **FAMILY BATHROOM**

comprising of a panelled bath with a mixer tap and separate overhead shower and glass shower screen, wash hand basin set in vanity unit with cupboard under, vanity shelf, wc with concealed cistern, ladder style heated towel rail, tiled walls, tiled floor, fitted mirror with lights and bluetooth, inset down lighters, frosted upvc double glazed window

# SECOND FLOOR LANDING

two built in eaves wardrobes, upvc double glazed window, door to

### **BEDROOM ONE**

### 16'10 x 10'9 (5.13m x 3.28m)

three built in eaves cupboards, laminate flooring, radiator, dual aspect upvc double glazed window and velux window

comprising of a shower cubicle with bi-fold glass doors, wash hand basin with mixer tap, we with concealed cistern, tiled walls, tiled floor, velux window

# **REAR GARDEN PATIO**

mainly paved, door to bike/garden storage room 7'3 x 6'3 with light, walled on two side, side access

# **FORMAL FRONT GARDEN**

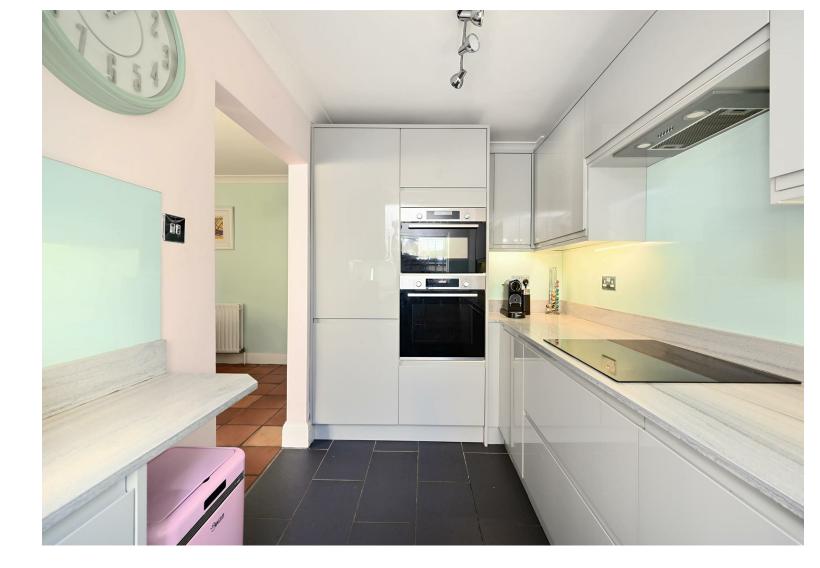
mainly laid to lawn, neat flower and shrub beds, area of decking, well screened by fencing and evergreens

### **PRIVATE DRIVEWAY**

block paved, with space for up to four vehicles via double wooden gates,

within a 1/4 mile of Portslade Village Centre and within just a few minutes' drive of both the A27 and the Old Shoreham Road. Local buses provide regular services to Portslade Town centre and mainline railway station, Hove and Brighton. The Holmbush Centre and Sainsbury's West Hove store are also both within a few minutes drive

Council Tax Band C



### Mile Oak Road, BN41

Approximate Gross Internal Area = 116 sq m / 1248 sq ft Approximate Store Internal Area = 4 sq m / 45 sq ft Approximate Total Internal Area = 120 sq m / 1293 sq ft



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