



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

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			80
(69-80) C			
(55-68) D		59	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



- 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

ENTRANCE HALL

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

DINING ROOM

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

STUDY

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

ENSUITE

comprising of a shower cubicle with bi-fold glass doors, wash hand basin with mixer tap, wc 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,

THE LOCATION

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



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