

Mile Oak Road, Portslade, East Sussex BN41 2PF
Offers In Excess Of £450,000 Freehold



- Three Bedrooms
- Lounge & Dining Room
- UPVC Conservatory
- Re Fitted Kitchen
- Bath/Shower Room
- Cloakroom
- Landscaped Garden
- Private Drive

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			79
(69-80) C		62	
(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	

an EXTENDED semi detached house that has been improved and is in good order throughout. THREE BEDROOMS, lounge, UPVC CONSERVATORY WITH INSULATED ROOF, dining room, RE FITTED KITCHEN WITH APPLIANCES, great size bath/shower room, GROUND FLOOR CLOAKROOM, private drive, LANDSCAPED GARDEN

ENCLOSED PORCH

upvc double glazed windows and double doors, tiled floor, front door to

ENTRANCE HALL

radiator, stairs to the first floor, under stairs cupboard housing meters, coving, inset downlighters

CLOAKROOM

comprising of a low level wc, wash hand basin, ladder style heated towel rail, dual aspect frosted upvc double glazed window and a frosted stained glass porthole window

LOUNGE/DINING ROOM

26'10 x 10'11 (8.18m x 3.33m)

two bespoke cupboards fitted into the recesses, radiator, inset downlighters, laminate flooring, upvc double glazed bay window, square arch to

DINING AREA

laminate flooring, coving, sliding patio doors with made to measure shutters leading to

UPVC CONSERVATORY

9'10 x 8'10 (3.00m x 2.69m)

insulated roof, made to measure blinds, double doors to the garden

RE FITTED KITCHEN

11'7 x 7'2 (3.53m x 2.18m)

fitted with matching white gloss units and comprising of an inset sink unit, adjacent working surfaces, a range of base and eye level units, INSET FOUR RING INDUCTION HOB, FITTED EXTRACTOR HOOD OVER, BUILT IN ELECTRIC OVEN & GRILL, INTEGRATED DISHWASHER, INTEGRATED WASHING MACHINE, INTEGRATED FRIDGE FREEZER, coving, dual aspect upvc double glazed windows and frosted upvc double glazed door to the garden

FIRST FLOOR LANDING

upvc double glazed window with a made to measure blind, loft access, coving, inset downlighters, doors to

BEDROOM ONE

12'9 x 10'11 (3.89m x 3.33m)

range of fitted wardrobes with six doors, radiator, coving upvc double glazed window

BEDROOM TWO

14'1 x 10'11 (4.29m x 3.33m)

radiator, coving, upvc double glazed window

BEDROOM THREE

7'6 x 7'2 (2.29m x 2.18m)

radiator, coving, upvc double glazed window

BATH/SHOWER ROOM

a white suite comprising of a panelled bath with mixer tap and shower attachment, corner shower cubicle with sliding glass door, low level wc, contemporary wash hand basin with drawers and cupboards under, tiled walls, tiled floor, ladder style heated towel rail, extractor fan, frosted upvc double glazed window with made to measure shutters

WEST FACING GARDEN

LANDSCAPED AND REMODELLED, paved patio adjacent to the property, area of artificial lawn, raised flower and shrub beds, further paved patio at the rear, outside tap, side access, fenced on all sides

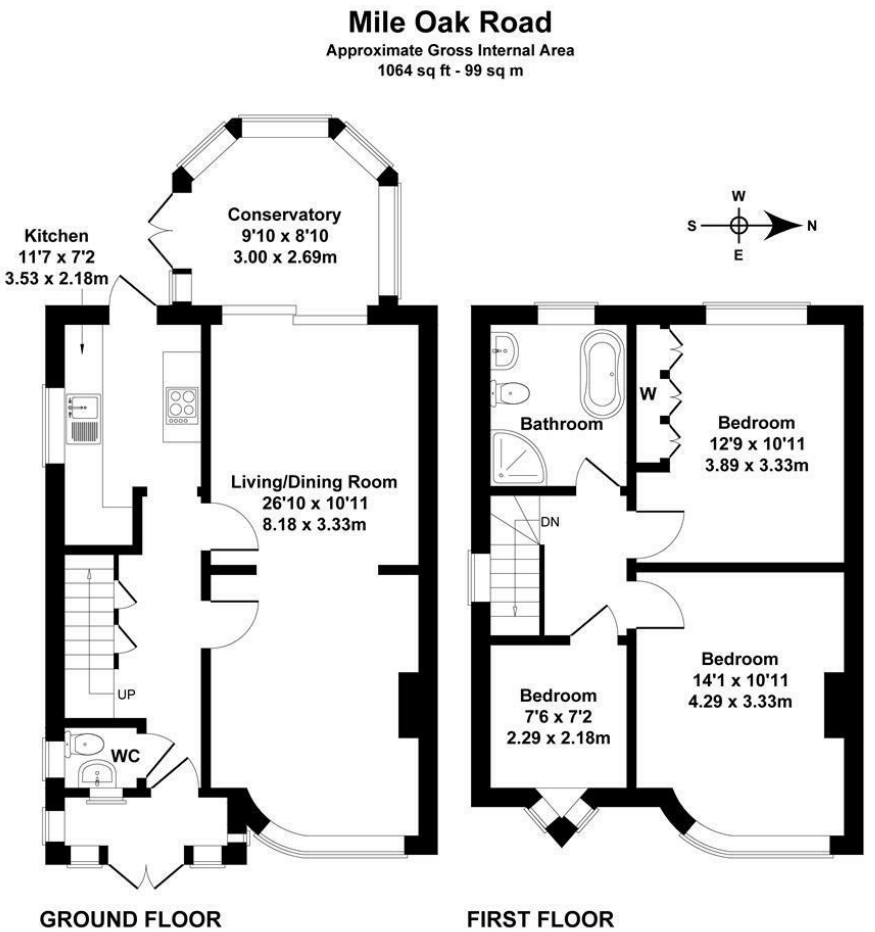
PRIVATE DRIVE

two vehicles can park side by side, block paved,

THE LOCATION

close to the centre 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



SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY
All measurements walls, doors, windows, fittings and appliances, their sizes and locations, are approximate only. They cannot be regarded as being a representation by the seller, nor their agent.

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