

**Mile Oak Road, Portslade, BN41 2RA**  
**Offers In Excess Of £250,000 Leasehold - Share of Freehold**



- Ground Floor Flat
- Two Double Bedrooms
- Lounge
- Re Fitted Kitchen
- Bathroom
- Garage
- Share of Freehold
- Brand New Lease

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>57</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

This purpose built GROUND FLOOR FLAT has been improved by the current owners and has many features including TWO DOUBLE BEDROOMS, lounge, RE FITTED KITCHEN, modern bathroom, GARAGE, communal grounds, SHARE OF FREEHOLD + BRAND NEW LEASE

**COMMUNAL ENTRANCE HALL**

with meter cupboards, front door to

**ENTRANCE HALL**

laminare flooring, radiator, coving, dado rail

**LOUNGE**

11'5 x 11'4 (3.48m x 3.45m)

radiator, cable tv point, coving, dado rail, upvc double glazed window

**RE FITTED KITCHEN**

6'8 x 5'10 (2.03m x 1.78m)

fitted with modern matching units and comprising of an inset sink unit, adjacent working surfaces with tiled surrounds, base and eye level units, INSET FOUR RING GAS HOB, BUILT IN ELECTRIC OVEN, FITTED EXTRACTOR HOOD, space and plumbing for washing machine, space for a fridge freezer, further shelved larder cupboard, laminate flooring, upvc double glazed window

**BEDROOM ONE**

11'5 x 9'8 (3.48m x 2.95m)

radiator, coving, upvc double glazed window

**BEDROOM TWO**

10'8 x 9'8 (3.25m x 2.95m)

radiator, coving, dado rail, upvc double glazed window

**BATHROOM**

comprising of a panelled bath with mixer tap and shower attachment and folding glass shower screen, wash hand basin, ladder style heated towel rail, tiled walls, tiled floor, frosted upvc double glazed window

**GARAGE**

up and over door, power and light

**COMMUNAL GROUNDS**

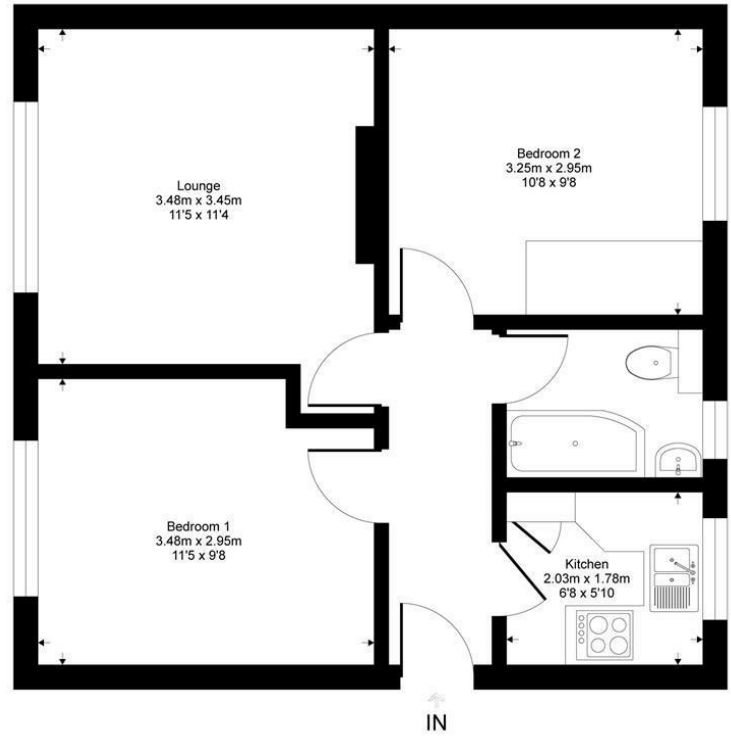
**THE LOCATION**

close to local shops and amenities 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

Service Charge: approximately £1900 per annum, paid in two half yearly instalments which includes the buildings insurance. There is no Ground Rent charge  
Council Tax Band B



Mile Oak Road, BN41  
Approximate Gross Internal Area = 45 sq m / 485 sq ft



This floorplan is for representation purposes only as defined by the RICS code of measuring practice and should be used as such. Whilst every attempt has been made to ensure the accuracy is contained here, no responsibility is taken for any error, omission or mis-statement. Any figure provided is for guidance only and should not be used for valuation purposes. Produced by Casaphoto Ltd. For Sinnott Green