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117 Mile Oak Road Portslade BN41 2PJ

Weatherills are delighted to present this VERY LARGE semi-detached FAMILY HOME with benefits including OFF STREET PARKING, a conservatory and a WEST FACING REAR GARDEN, located within walking distance of Portslade's Historic Old Village and being close to local schools and bus services.



Offers In The Region Of £450,000 Freehold

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Viewing

Call us on 01273 322766 or
email us: sales@wpgsussex.co.uk

Agents Notes

The accommodation briefly comprises: 4 BEDROOMS, 2 BATHROOM, A GROUND FLOOR CLOAKROOM/WC, A RECEPTION HALLWAY, A LOUNGE, A DINING AREA, A FAMILY SIZED KITCHEN/BREAKFAST ROOM, A STUDY AND A CONSERVATORY.

Outside, there is OFF STREET PARKING to the front and rear of the property, it has a good sized frontage and a LARGE WEST FACING REAR GARDEN accessed via the conservatory or study area. The property is very large indeed, has good storage, gas central heating and is conveniently located close to transport links, Portslade Old Village and numerous good schools. Mile Oak is on the edge of the South Downs and this property is very well placed for country walks along the South Downs Way.

- A VERY LARGE, EXTENDED SEMI-DETACHED FAMILY HOME OF OVER 1621 Sq.ft.
- 4 BEDROOMS & 2 BATHROOMS INCLUDING AN EN-SUITE
- FAMILY SIZED KITCHEN/BREAKFAST ROOM
- LARGE LOUNGE/DINING ROOM
- A CONSERVATORY OPENING ONTO THE GARDEN

EPC

Energy Efficiency Rating

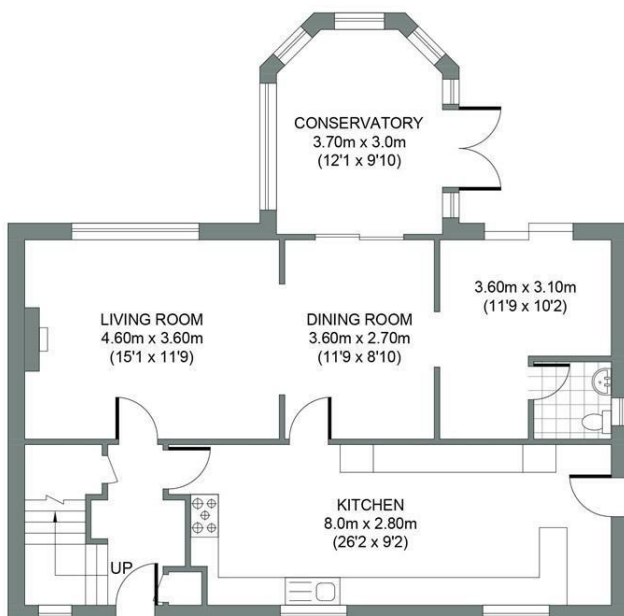
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		79
(81-91) B		
(69-80) C		
(55-68) D	61	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC



Floor plans

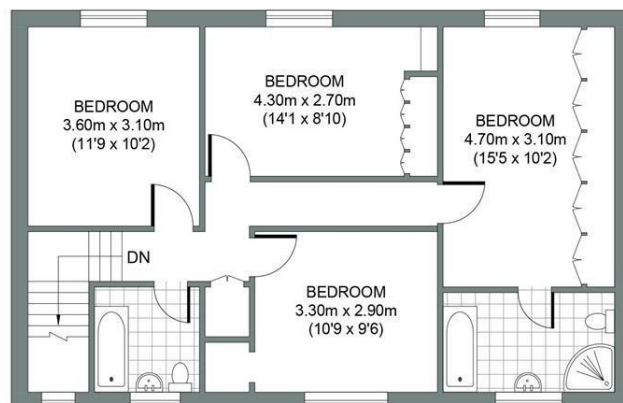
GROUND FLOOR

Approximate Gross Internal Area
80.72 sq m / 868.86 sq ft



FIRST FLOOR

Approximate Gross Internal Area
69.96 sq m / 753.04 sq ft



MILE OAK ROAD

Total Area : 150.68m² = 1621.90ft²

Illustration for identification purposed only, measurements are approximate, not to scale.
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