

2 Queens Parade, Hove BN3 8JG | 01273 322766  
sales@wpgsussex.co.uk | www.wpgsussex.co.uk

Company Registration No: 11397540



## 30 Mile Oak Gardens Portslade BN41 2PH

Weatherills are very pleased to present this large, extended detached family home with benefits including plenty of off street parking to the front, a good sized landscaped lawned rear garden, a very versatile layout and offered for sale with NO ONWARD CHAIN. Located close to Portslade's Historic Old Village.



### Offers Over £475,000 Freehold

All of our properties are available to view online at [www.weatherillpropertygroup.co.uk](http://www.weatherillpropertygroup.co.uk)



## Viewing

Call us on 01273 322766 or  
email us: [sales@wpgsussex.co.uk](mailto:sales@wpgsussex.co.uk)

## Agents Notes

The accommodation is arranged over 2 floors and briefly comprises: 4 BEDROOMS, 3 BATHROOMS, A SPACIOUS RECEPTION HALLWAY, A SOUTH FACING LOUNGE, A CONSERVATORY AND THE HUB OF THE HOUSE BEING A SEMI OPEN PLAN FAMILY SIZED KITCHEN/DINING ARRANGEMENT AND ALSO THE ADDED BENEFIT OF AN OFFICE/STUDY. There is a good sized loft with a Velux window, lighting and power.

In terms of outside space, there is OFF STREET PARKING to the front of the property, a good sized paved and lawned rear garden complete with garden shed. There is a footpath behind the house leading up onto the South Downs. This makes the property ideal for walkers, runners, cyclist and nature enthusiast etc. The house is in good order throughout and greatly benefits from its location within Portslade's historic Old Village and being close to local shops, schools and bus routes including the 1X service at the end of the road providing access to Portslade Train Station/Brighton Town Centre/Sussex County Hospital & the Marina.

The property is offered for sale with NO ONWARD CHAIN and with the possibility of further extension (subject to necessary consents).

- REDUCED as VENDOR KEEN TO SELL
- IMPRESSIVE & VERSATILE 4 BEDROOM & 3 BATHROOM FAMILY HOME
- A USEFUL STUDY/HOME OFFICE
- A VERY LARGE SEMI OPEN PLAN KITCHEN/DINING ARRANGEMENT
- A SOUTH FACING LOUNGE (currently being used as a bedroom)

## EPC

### Energy Efficiency Rating

|                                             | Current | Potential               |
|---------------------------------------------|---------|-------------------------|
| Very energy efficient - lower running costs |         |                         |
| (92 plus) <b>A</b>                          |         |                         |
| (81-91) <b>B</b>                            |         |                         |
| (69-80) <b>C</b>                            |         |                         |
| (55-68) <b>D</b>                            |         |                         |
| (39-54) <b>E</b>                            |         |                         |
| (21-38) <b>F</b>                            |         |                         |
| (1-20) <b>G</b>                             |         |                         |
| Not energy efficient - higher running costs |         |                         |
|                                             | 62      | 73                      |
| England & Wales                             |         | EU Directive 2002/91/EC |



## Floor plans

### GROUND FLOOR

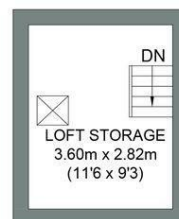
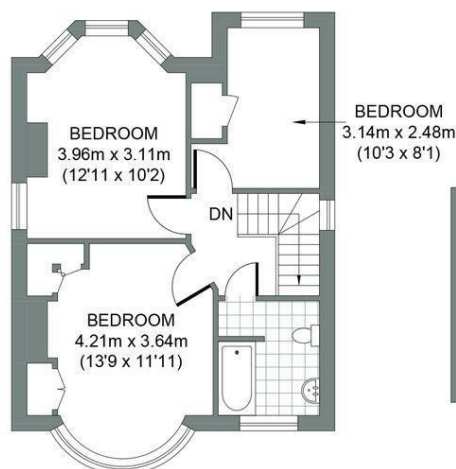
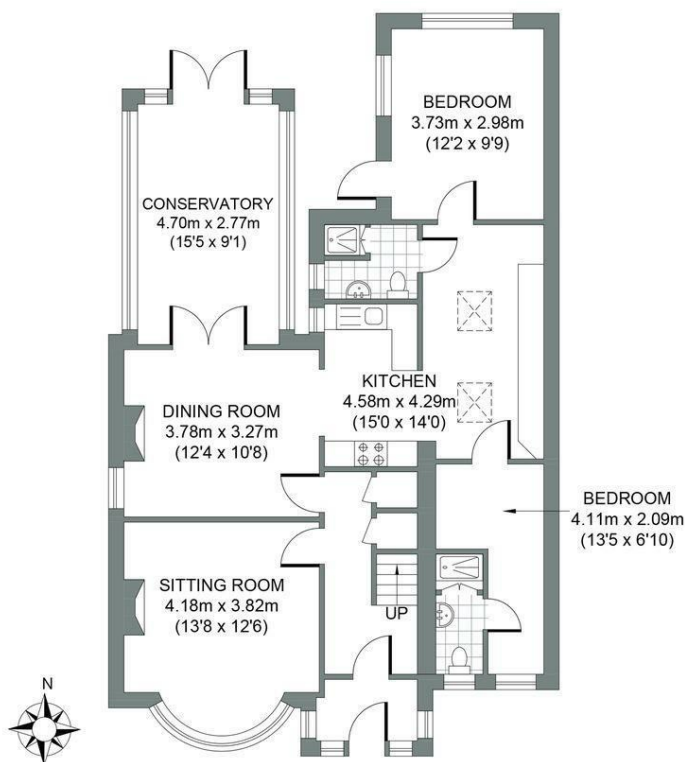
Approximate Gross Internal Area  
92.72 sq m / 998.02 sq ft

### FIRST FLOOR

Approximate Gross Internal Area  
42.63 sq m / 458.86 sq ft

### LOFT

Approximate Gross Internal Area  
10.15 sq m / 109.25 sq ft



MILE OAK GARDENS

Total Area (Excluding Loft): 135.35m² = 1456.88ft²

Illustration for identification purposes only, measurements are approximate, not to scale.  
© Weatherill Property Group