



Mile Oak Road, Brighton



Guide Price
£375,000
Freehold

- THREE BEDROOM
- SEMI DETACHED HOUSE
- LARGER THAN USUAL REAR GARDEN
- POTENTIAL TO EXTEND STNP
- DRIVEWAY

GUIDE PRICE: £375,000 - £400,000

Robert Luff & Co are delighted to bring to market this spacious three bedroom, semi detached house. Conveniently located within reach of the green open spaces of the South Downs, Mile Oak Road benefits from easy access to the A27 making this home ideally situated for young families, shoppers and commuters alike. Mile Oak Road, Graham Avenue and Valley Road offer a variety of local shops, while in central Portslade, Boundary Road provides a wide selection of high street and independent stores, bars and cafes. At the nearby Holmbush Centre, Tesco, Next and Marks & Spencer have larger superstore facilities.

Accommodation offers; Living Room, Dining Room, Separate Kitchen, Large Utility Room, Three Bedrooms and a family Bathroom. Other benefits include; potential to extend in various places STNP and a larger than usual rear garden

T: 01273 921133 E:
www.robertluff.co.uk

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Accommodation

Driveway

Entrance hall

Living Room 13'6" x 10'10" (4.14 x 3.31)

Dining Room 12'4" x 10'0" (3.78 x 3.05)

Kitchen 8'2" x 6'2" (2.50 x 1.90)

Utility Room 20'11" x 5'5" (6.39 x 1.66)

Stairs Leading To First Floor

Bedroom One 12'4" x 10'10" (3.78 x 3.31)

Bedroom Two 11'4" x 9'6" (3.46 x 2.91)

Bedroom Three 8'3" x 6'8" (2.53 x 2.05)

Rear Garden

Agents Notes

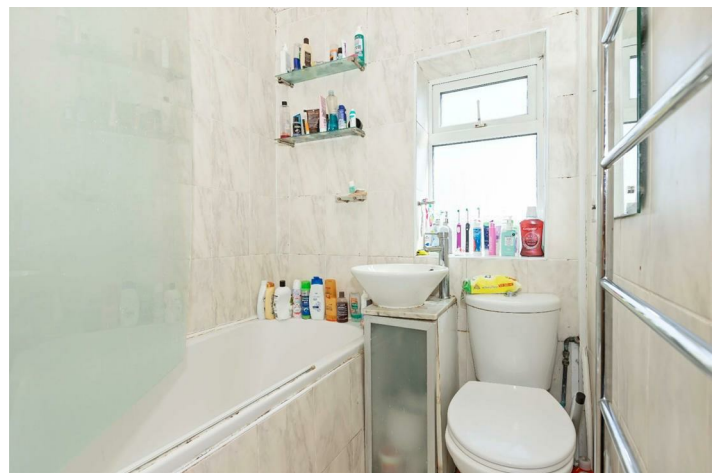
Council Tax Band: C

EPC: F

28 Blatchington Road, Hove, East Sussex, BN3 3YD

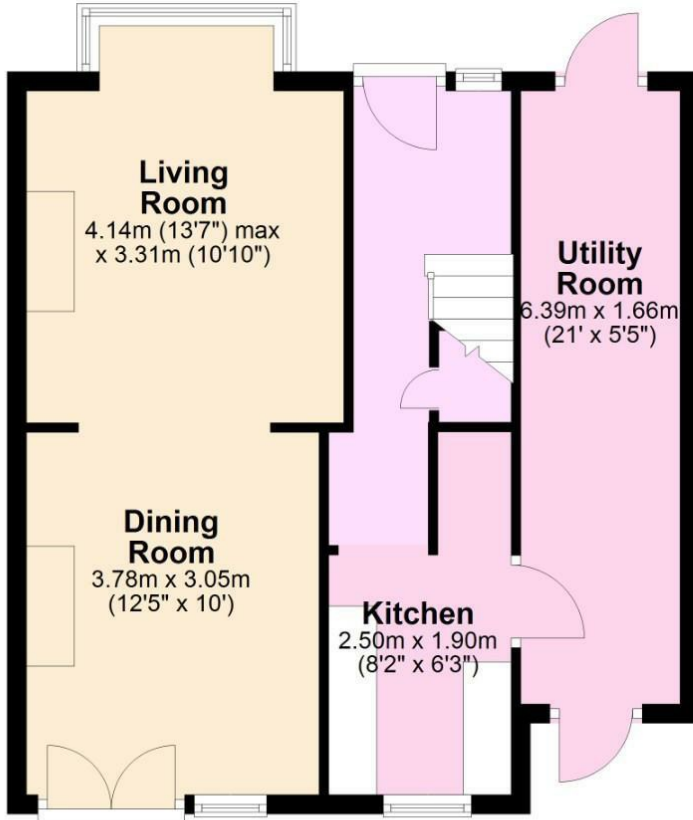
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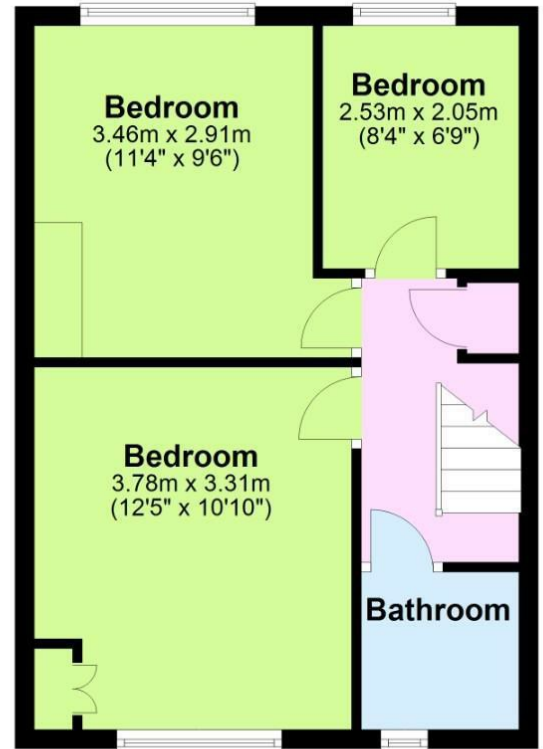
Ground Floor

Approx. 48.9 sq. metres (526.6 sq. feet)



First Floor

Approx. 37.1 sq. metres (398.9 sq. feet)



Total area: approx. 86.0 sq. metres (925.5 sq. feet)

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

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

The information provided about this property does not constitute or form any part of an offer or contract, nor may it be regarded as representations. All interested parties must verify accuracy and your solicitor must verify tenure/lease information, fixtures and fittings and, where the property has been extended/converted, planning/building regulation consents. All dimensions are approximate and quoted for guidance only as are floor plans which are not to scale and their accuracy cannot be confirmed. References to appliances and/or services does not imply that they are necessarily in working order or fit for the purpose.