



## Mile Oak Road, Brighton

Guide Price  
£330,000  
Freehold

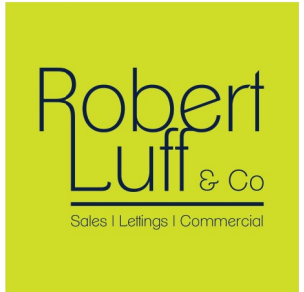
- TWO BEDROOM DETACHED BUNGALOW
- LANDSCAPED REAR GARDEN
- WELL PRESENTED THROUGHOUT
- IDEAL FIRST TIME BUY
- GARAGE
- DRIVEWAY
- POTENTIAL TO EXTEND ST/PC

\*\*\* GUIDE PRICE £330,000 - £350,000 \*\*\*

Robert Luff & Co are delighted to bring to market this two bedroom detached bungalow. 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, Separate Kitchen, Two Bedrooms, family Bathroom & separate W.C. Other benefits include; potential to extend in various places ST/PC, garage, driveway and landscaped rear garden.

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## Accommodation

Entrance Hall

Bedroom One 11'10 x 10'10 (3.61m x 3.30m)

Bedroom Two 11'10 x 9 (3.61m x 2.74m)

Living Room 10'11 x 10'10 (3.33m x 3.30m)

Kitchen 8'10 x 7'6 (2.69m x 2.29m)

Bathroom

WC

Garage 13'2 x 8'1 (4.01m x 2.46m)

Outbuilding 7'11 x 5'4 (2.41m x 1.63m)

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

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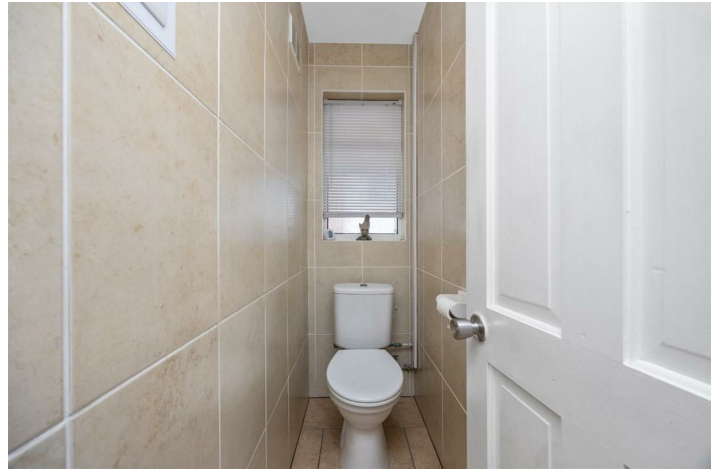
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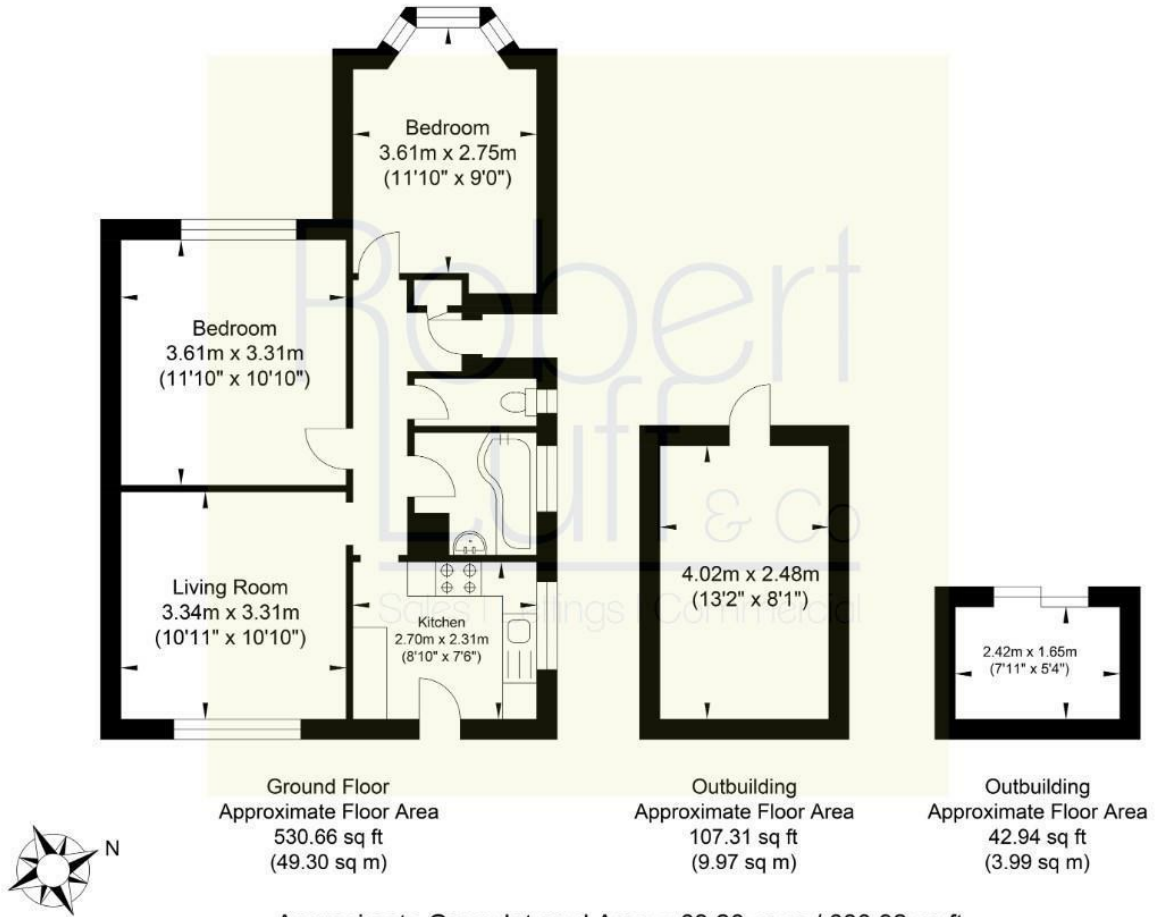
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# Mile Oak Road



Approximate Gross Internal Area = 63.26 sq m / 680.92 sq ft  
Illustration for identification purposes only, measurements are approximate, not to scale.

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			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(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 environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>		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.