



Asking Price
£600,000
Freehold

Mile Oak Road, Brighton

- THREE BEDROOM DETACHED NEW BUILD HOME WITH ADDITIONAL OFFICE
- WELL DESIGNED LANDSCAPED REAR GARDEN
- NO ONWARD CHAIN
- PRIVATE GATED DEVELOPMENT
- PARKING FOR TWO CARS
- MODERN ELEGANCE AND TIMELESS CHARM
- 10 YEAR GUARANTEE

Robert Luff & Co are delighted to bring to market this exceptional new build family home nestled in the charming neighbourhood of Portslade. Discover the perfect blend of traditional character and contemporary sophistication with this newly built Three bedroom, additional office and two bathroom home in the heart of Portslade. This exquisite property marries the rich history of period flint walls with sleek, modern design elements, creating a living space that's both unique and stylish and also benefitting from a thoughtfully designed driveway ensuring ease and accessibility. This New Build home highlights modern elegance and timeless Charm.

The property's advantageous location places it in close proximity to local schools, making it an ideal choice for families seeking quality education options and additionally, nature enthusiasts will appreciate the nearby South Downs. Mile Oak Road also 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.

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Accommodation

Entrance Hall

Door to under stair storage

Kitchen/Dining 16'4 x 11'10 (4.98m x 3.61m)

Modern fitted kitchen with a range of matching wall & base units. Quartz worktop incorporating stainless steel sink. Integrated fridge/freezer, double oven, electric hob, extractor fan & dishwasher. Tiled splash back. Inset spotlights. Double glazed bay window to front. Door to under stair storage. Underfloor heating.

Living Room 16'4 x 13'9 (4.98m x 4.19m)

Double glazed window to side. Double glazed doors & additional single door to rear garden. Underfloor heating.

Ground Floor WC

WC. Wash hand basin vanity. Double glazed window to side.

Stairs to first floor

Bedroom Two 16'4 x 12 (4.98m x 3.66m)

Double glazed window to front and door leading to Juliette balcony. Radiator.

Bedroom Three 16'4 x 7'10 (4.98m x 2.39m)

Double glazed window to rear. Radiator.

Bathroom

Fully tiled suite. Bath with rainfall shower overhead. Wash hand basin vanity. WC. Heated towel rail. Double glazed window to side.

Stairs to second floor

Bedroom One 16'4 x 12'5 (4.98m x 3.78m)

Double glazed window to front & 2 velux windows. Radiator.

Office/Dressing Room 16'4 x 7'10 (4.98m x 2.39m)

Velux window. Radiator.

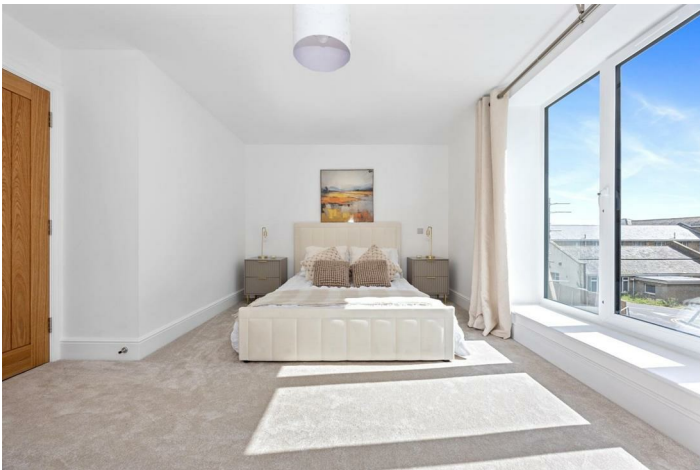
Shower Room

Fully tiled. WC. Heated towel rail. Shower cubicle. Wash hand basin vanity.

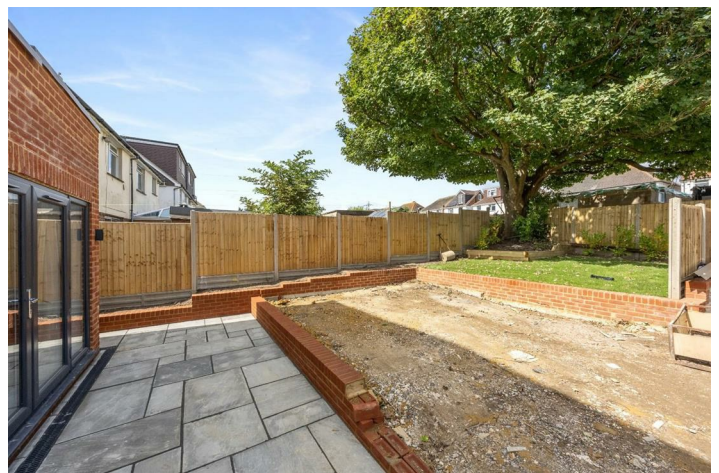
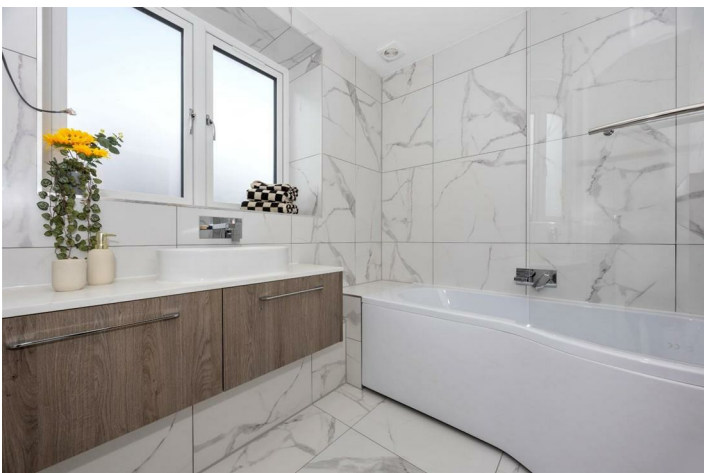
Driveway

Off road parking for two cars.

Landscaped Rear Garden

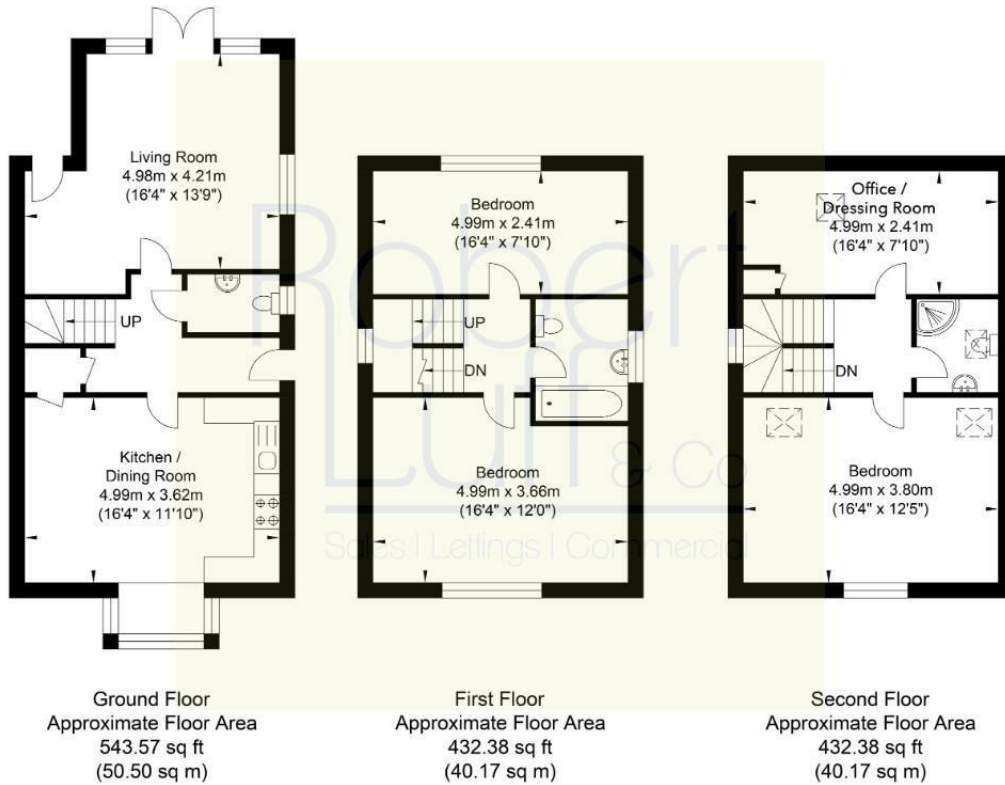


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Mile Oak Road



Approximate Gross Internal Area = 130.84 sq m / 1408.35 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) 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.