



**hamlyn
smith.**

Mile Oak Road, Brighton, BN41 2PL

£600,000 - £650,000

hamlyn smith.

 3 Bedrooms

 1 Reception

 2 Bathrooms

Guide Price £600,000 - £650,000
Welcome to, 70a Mile Oak Road, Portslade, where modern eco-living meets elegance and sustainability. Hamlyn Smith proudly presents this newly built 3 bedroom eco-home that seamlessly blends contemporary design with environmental consciousness.

- Newly Built Eco Home
- 3 Double Bedrooms
- Large Garden
- Green Mortgages Available
- Parking Turntable
- No Onward Chain
- Available Now





hamlyn smith.

📍 50 Goldstone Villas, Hove, BN3 3RS

☎ 01273 762222

✉ hello@hamlynsmith.co.uk

Step into luxury through three spacious double bedrooms and two pristine bathrooms, all meticulously designed for comfort and style. The interior boasts flawless presentation, ensuring a welcoming ambiance throughout.

The heart of this home lies in its expansive open-plan living and dining area, illuminated by natural light pouring through bi-fold doors that effortlessly connect indoor and outdoor spaces. Venture outside to discover a sprawling garden, a tranquil oasis perfect for relaxation and entertaining alike.

Eco-friendly features abound, including 13 south-facing solar panels harnessing the power of the sun, supplemented by an electric battery storage system that not only powers the home but also generates surplus energy sold back to the grid through the Octopus Energy green tariff. An electric vehicle charging point ensures convenient sustainability for eco-conscious residents.

Keeping you cozy year-round is an air source heat pump providing hot water to underfloor heating pipes and storage, while rainwater harvesting fulfils non-potable water needs for flushing toilets, outdoor use, and household appliances like the washing machine and dishwasher.

Further enhancing energy efficiency is a higher insulation specification, ensuring optimal temperature control and minimizing environmental impact. Experience comfort and sustainability at its finest with underfloor heating throughout the home, promoting energy-efficient warmth in every corner.

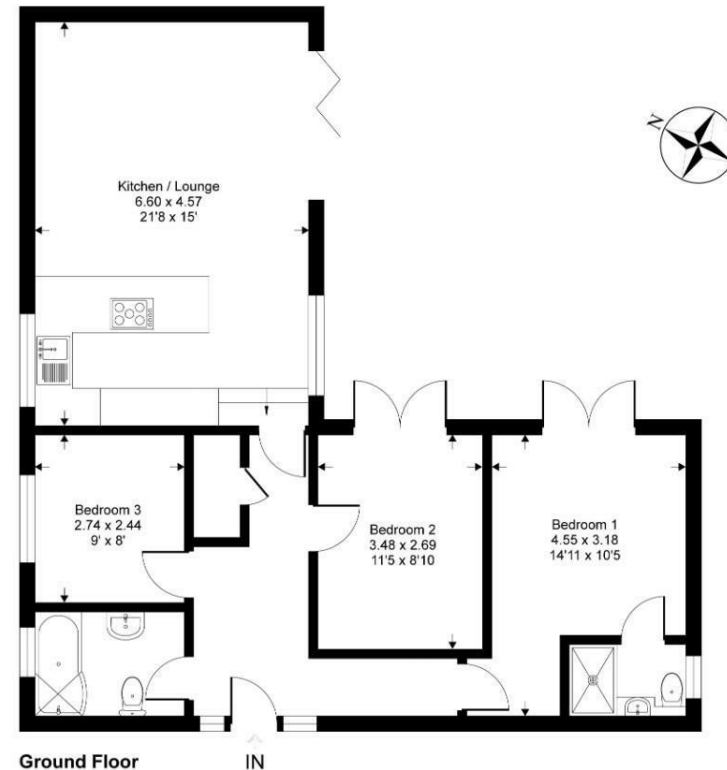
Crowning this eco-friendly haven is a sedum living roof, not only adding aesthetic charm but also contributing to environmental conservation by supporting biodiversity and reducing carbon footprint.

Experience the epitome of modern eco-living at 70a Mile Oak Road, where luxury, sustainability, and sophistication converge harmoniously. Don't miss the opportunity to make this eco-conscious sanctuary your own. Schedule your viewing today



Mile Oak Road, BN41

Approximate Gross Internal Area = 79 sq m / 852 sq ft



This floor plan is for representation purposes only as defined by the RICS code of Measuring Practice (and IPMS where requested) and should be used as such by any prospective purchaser. Whilst every attempt has been made to ensure the accuracy contained here, the measurement of doors, windows and rooms is approximate and no responsibility is taken for any error, omission or mis-statement. Specifically no guarantee is given on the total area of the property if quoted on the plan. Any figure provided is for guidance only and should not be used for valuation purposes.

Copyright Casaphoto Ltd. 2024 - Produced for Hamlyn Smith