

Hyman
Estate & Letting



Hill
Agent



63a Mile Oak Road, Portslade, East Sussex, BN41 2PJ

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£425,000 - Freehold

A fantastic opportunity to acquire this attractive and immaculately presented two double bedroom semi-detached home (formerly three bedrooms), ideally located just a quarter of a mile from the historic and highly sought-after Portslade Old Village.

Offering bright and deceptively spacious accommodation, the ground floor features a full-width dual aspect lounge and a stylish 19'3" dual aspect kitchen/diner, perfect for modern family living. Additional benefits include a utility room with WC for added convenience.

Upstairs, the property boasts two generous double bedrooms, with the principal bedroom enjoying a walk-in wardrobe. A spacious, modern fitted family bathroom completes the first-floor accommodation.

The home is fully double glazed and benefits from gas central heating via a combination boiler.

Externally, the rear garden enjoys a favoured sunny westerly aspect and has been beautifully landscaped with mature borders and a charming summerhouse, creating an ideal space to relax or entertain. A useful side gate provides access to a garage located directly behind the

property, while a deep frontage offers valuable off-road parking.

An internal viewing is highly recommended to fully appreciate everything this superb home has to offer.

Location:

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.

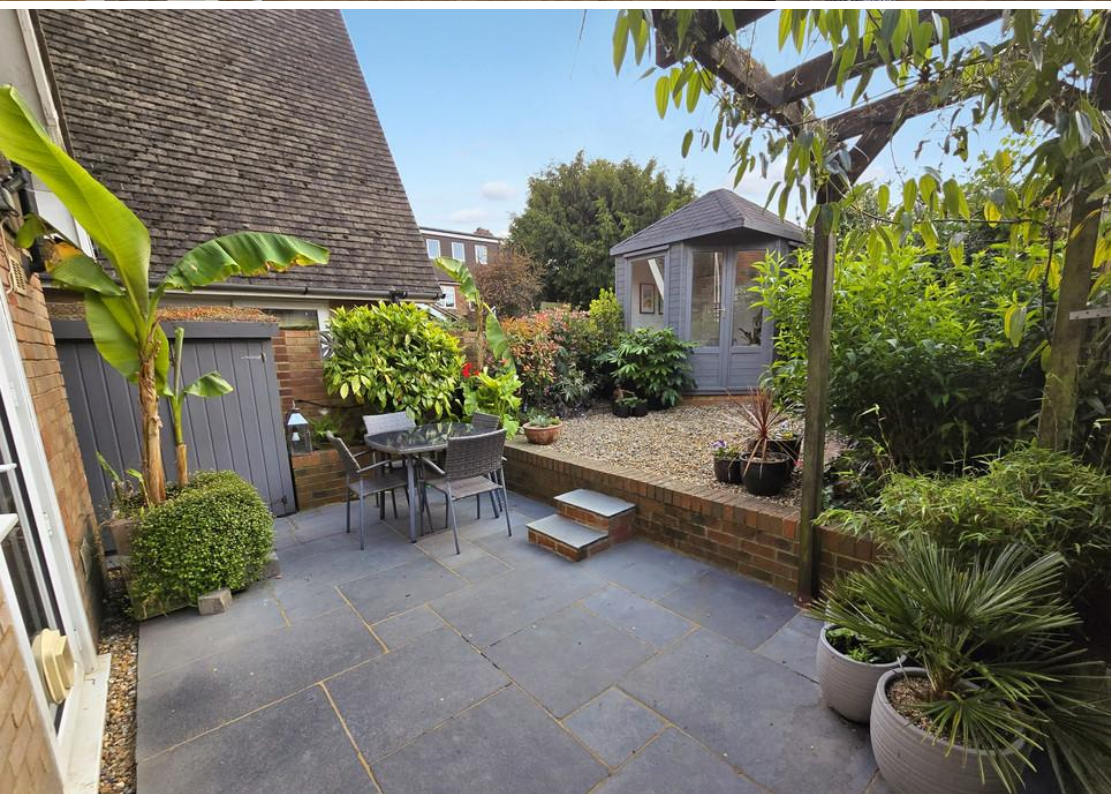
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- Semi detached house
 - Two double bedrooms (formerly three)
 - Immaculate throughout
 - Dual aspect full width lounge
 - 19'3 modern fitted kitchen/diner
 - Ground floor WC/utility room
 - Landscaped westerly aspect rear garden
 - Garage to rear



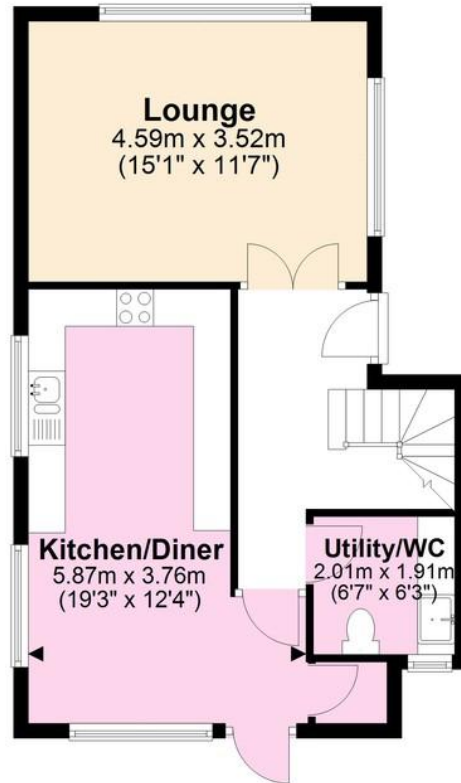




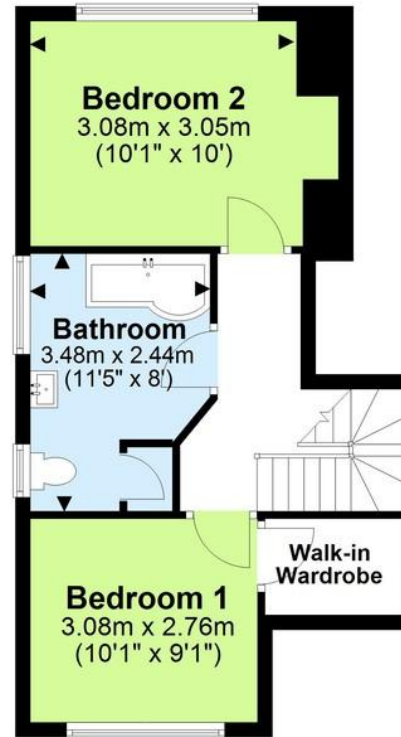




Ground Floor



First Floor



Total area: approx. 87.6 sq. metres (942.7 sq. feet)

This floor plan is for illustrative purposes and is not drawn to scale.
Any measurements, floor areas, openings and orientations are approximate and should not be relied upon and do not form part of any agreement. No liability is taken for error or misstatement. Any party must rely upon their own inspection.
Plan produced using PlanUp.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C		
55-68	D	66 D	
39-54	E		
21-38	F		
1-20	G		

Useful Information

Council Tax: £2,182.92 per annum (2025/2026)

Tenure: Freehold

Local Authority: Brighton & Hove City Council



To book a viewing, or a valuation of your own property, get in touch with one of our experts.

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