



70a Mile Oak Road, Portslade, BN41 2PL

BEAUMONTS
ESTATE AGENTS

SUMMARY OF ACCOMMODATION

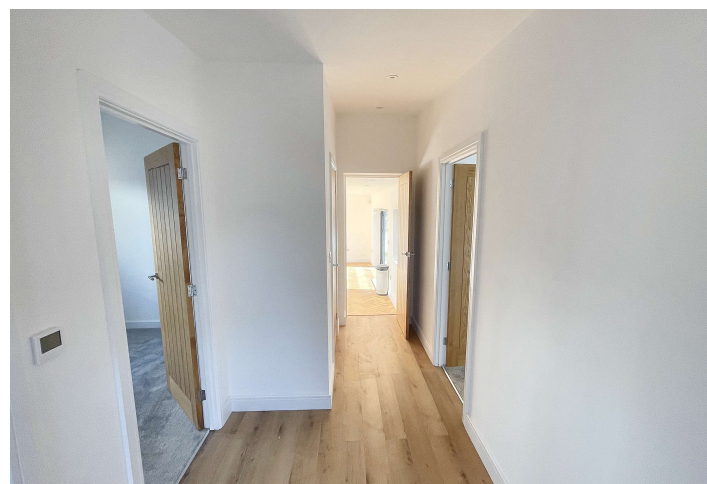
Large Living/dining/Kitchen Area
Three Bedrooms - Family Bathroom Room –
En-Suite Shower Room
Private drive to Parking - Lovely Rear Garden with Views

Introducing a stunning newly constructed eco home, thoughtfully designed with an abundance of energy and water-saving features at its core. This residence boasts a private driveway and a sizeable garden, all discreetly positioned near Portslade's Historic Old Village. This exceptional property represents a progressive step towards sustainable living, making it a dream for eco-conscious buyers.

The accommodation is arranged thoughtfully comprising of three well-appointed bedrooms, two modern bathrooms including a luxurious En-suite adjacent to the master bedroom. The expansive open-plan living area seamlessly integrates the kitchen and dining space, creating a warm and inviting environment that's perfect for both entertaining and relaxation.

Outside, the property reveals its charm with a private driveway offering off-street parking. The rear garden features a delightful patio area and a lush lawn, complete with pleasant views. With no onward chain, this eco home is a unique find, ideal for those seeking a modern lifestyle with a minimal ecological footprint.

Finished to a high standard, it boasts an air source heating system, underfloor heating throughout, solar panels, an EV charging point, and rainwater harvesting, all exemplary features that solidify its status as a true eco living experience.



Local shopping facilities can be found in Graham Avenue and Valley Road. A more comprehensive range of shopping facilities are available in Boundary/Station Road, along with Portslade mainline railway station. A regular bus service passes close by affording access to surrounding areas and there is a full range of schools and a modern health centre nearby. There is easy access to the A27, by car, via the Hangleton Link Road.

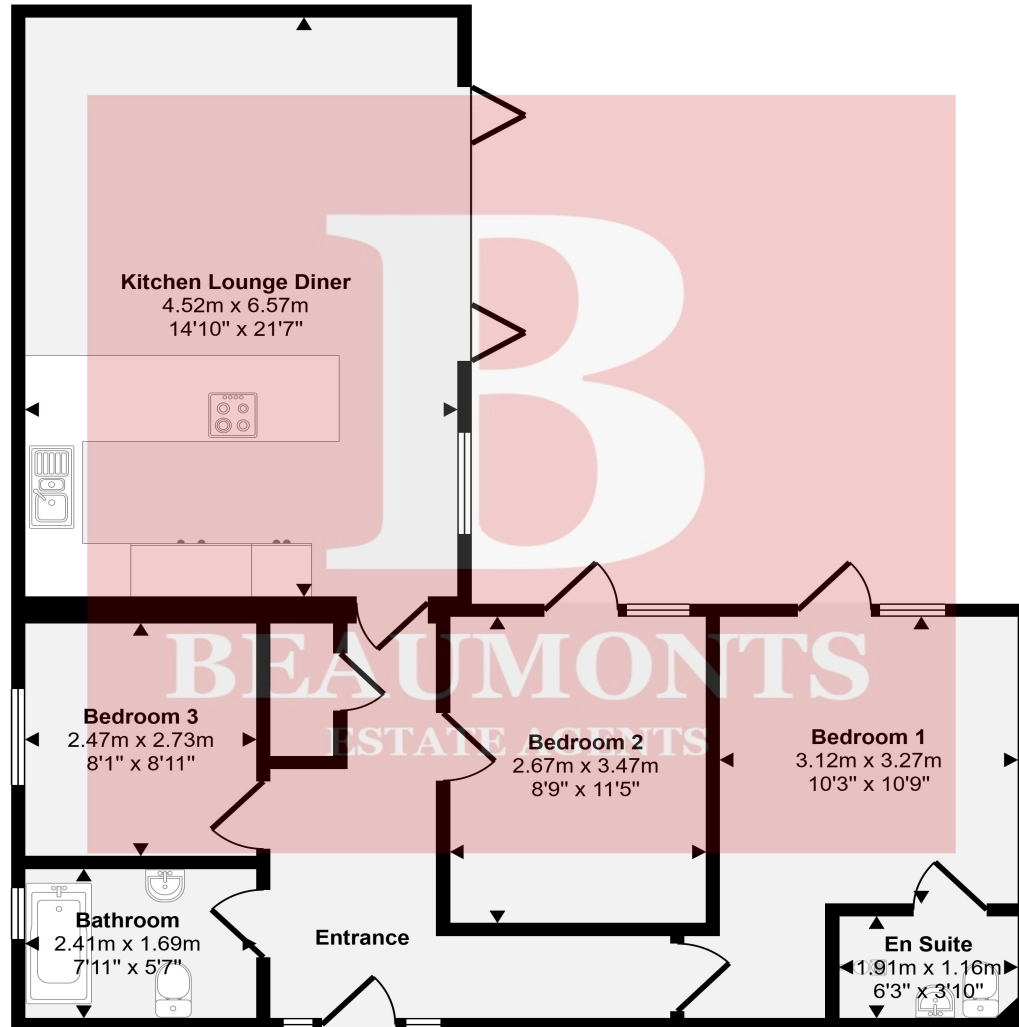
Local Information

Mile Oak Primary School	1.0 miles
Portslade Aldridge Community Academy	1.0 miles
Co-op	1.0 miles
Mile Oak Medical Centre	1.0 miles
Southwick Railway Station	1.0 miles
Portslade Railway Station	1.0 miles
Hove Seafront	3.0 miles

All distances approximate



Approx Gross Internal Area
79 sq m / 847 sq ft



Floorplan

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		77 C
55-68	D	56 D	
39-54	E		
21-38	F		
1-20	G		



IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.