



**70 Mile Oak Road, Portslade, BN41 2PL**

**BEAUMONTS**  
ESTATE AGENTS



## SUMMARY OF ACCOMMODATION

**Large Kitchen/Breakfast Area – Living Room –  
Dining Room – Office/Bedroom five –  
Utility Room  
Four Bedrooms – Two Bathrooms –  
Off Road Parking - Rear Garden**

This impressive four/five bedroom detached family home presents a fantastic opportunity for growing families seeking space and potential. Spanning two floors, the property boasts ample off-road parking and a layout designed for comfortable living. The heart of the home lies in its large kitchen/breakfast room, bathed in natural light thanks to its triple aspect. The living room, featuring a charming West-facing bay window and a welcoming wood burner, offers a cozy retreat. The dining room seamlessly connects to the outdoors through patio doors leading to the rear garden, perfect for al fresco dining. Completing the ground floor is a versatile office/fifth bedroom. Upstairs, you'll find four generously sized double bedrooms, accompanied by two bathrooms. A substantial loft presents exciting possibilities for future expansion (subject to planning consent). Externally, the property benefits from a rear garden with convenient side access and a practical, generously sized utility room, further enhancing its appeal as an ideal family home.





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. The Holmbush Shopping Centre with Marks & Spencer, Tesco and Next is a short drive away and Portslade Sports Centre is approx. ¼ mile distant. 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**

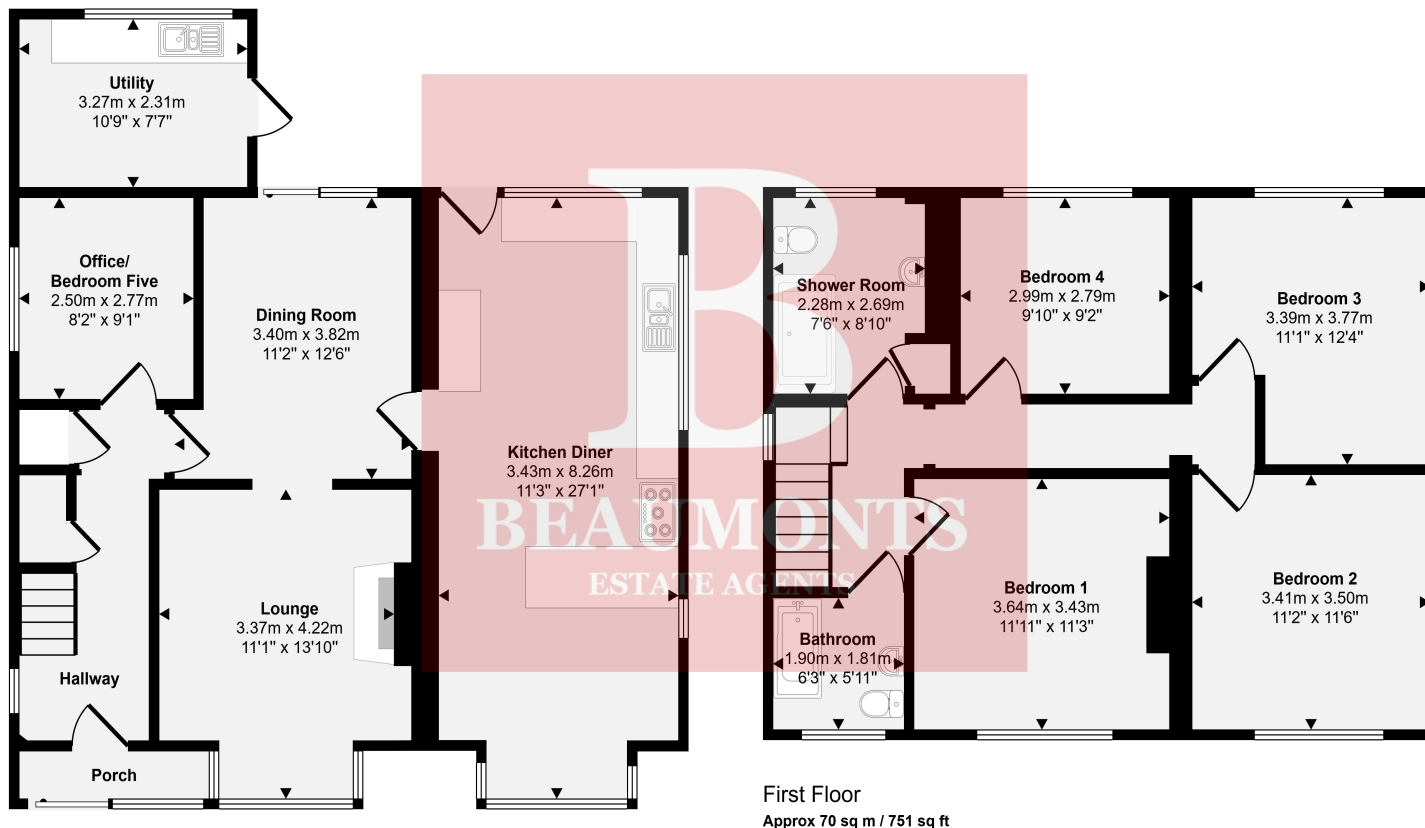
Mile Oak Primary School	1.0 miles
Portslade Aldridge Community Academy	1.0 miles
Co-op	1.0 miles
Mile Oak Medical Centre	1.0 miles
Southwick Railway Station	1.0 miles
Portslade Railway Station	1.0 miles
Hove Seafront	3.0 miles

*All distances approximate*





Approx Gross Internal Area  
154 sq m / 1658 sq ft



Ground Floor  
Approx 84 sq m / 907 sq ft

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.

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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.

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