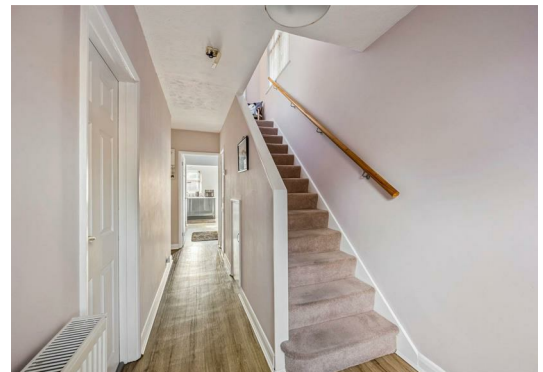


2 Queens Parade, Hove BN3 8JG | 01273 322766
sales@wpgsussex.co.uk | www.wpgsussex.co.uk

Company Registration No: 11397540



419 Mile Oak Road Brighton BN41 2RD

The Weatherill Property Group are very pleased to introduce this larger than average, extended, semi-detached family home, that has benefits including a private parking space, a good size south / west facing rear garden, occupying a prominent corner plot within the ever popular Mile Oak area of Portslade.



Offers In The Region Of £400,000 Freehold

All of our properties are available to view online at www.weatherillpropertygroup.co.uk



Viewing

Call us on 01273 322766 or
email us: sales@wpgsussex.co.uk

Agents Notes

Arranged over 2 floors, the accommodation within briefly comprises: 3 double bedrooms, a bathroom with a white suite, a large through lounge/dining room which can be separated with glazed doors, a reception hallway, a ground floor cloakroom/wc., and a beautiful extended kitchen/breakfast room which accesses the rear garden.

In terms of outside space, the property occupies a generous and enviable corner plot, and therefore has a large front garden, a good sized south and west facing rear garden and a cleverly designed, fenced parking area. The house is considered to be in excellent decorative order throughout having been well maintained with gas central heating, double glazing. The house further benefits from a fantastic layout, a great overall feel and is extremely well located in relation to local shops and bus services and good schools, and is within a quiet residential area close to Mile Oak Farm.

- IMPRESSIVE EXTENDED SEMI-DETACHED FAMILY HOME
- OCCUPYING A GENEROUS CORNER PLOT (On Approach to cul de sac)
- 3 DOUBLE BEDROOMS
- LOVELY WHITE BATHROOM SUITE PLUS A GROUND FLOOR CLOAKROOM/WC

EPC

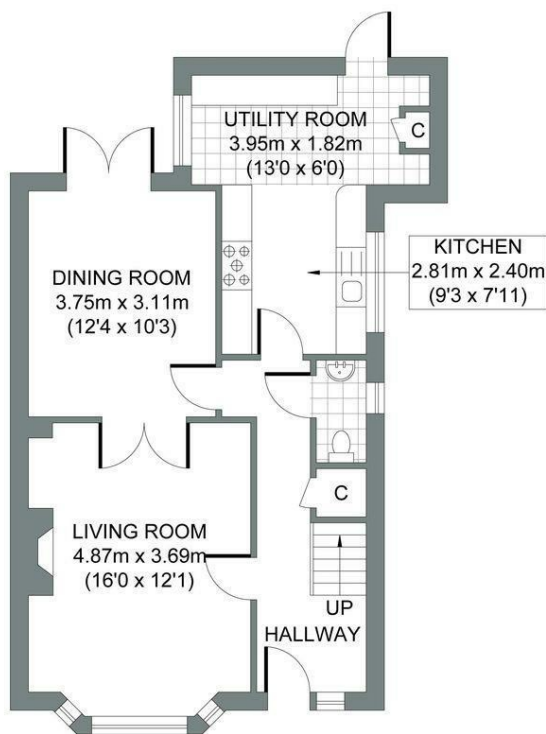
Energy Efficiency Rating

	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	68	75
		EU Directive 2002/91/EC

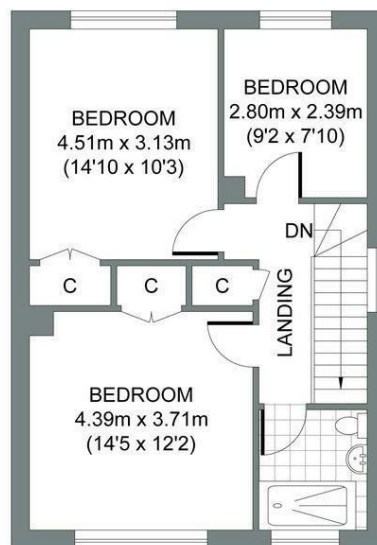


Floor plans

GROUND FLOOR
Approximate Gross Internal Area
55.04 sq m / 592.44 sq ft



FIRST FLOOR
Approximate Gross Internal Area
46.68 sq m / 502.46 sq ft



W
WEATHERILL
Property Group
Real Property Matters

MILE OAK ROAD

Total Area : 101.72m² = 1094.90ft²

Illustration for identification purposes only, measurements are approximate, not to scale.
© Weatherill Property Group