160, Mile Oak Road, Brighton, BN41 2PL

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Guide Price £475,000 - Freehold

- Extended detached family home
- Three spacious bedrooms
- Main bedroom with en-suite in converted loft
- Two spacious bedrooms and bathroom on first floor
- Separate living room with feature bay window
- Extended kitchen/dining room with vaulted ceiling
- Modern fitted kitchen units, G/F cloakroom
- Large lawned rear garden with raised deck terrace
- Private driveway with plenty of parking space
- Exclusive to Spencer & Leigh, viewing recommended.

GUIDE PRICE £475,000 - £500,000

Set back from the road with plenty of parking is this extended detached family home. The property features three spacious bedrooms, with the main bedroom having been converted within the loft space having the advantage of an en-suite shower room and amazing views towards The South Downs. On the ground floor there is a entrance hallway with built in storage cupboards and a ground floor WC. At the front of the property is a separate living room with feature bay window and wood effect laminate flooring. The kitchen is the key feature of this home having been cleverly extended with a pitched vaulted ceiling and roof lights, creating a fantastic family hub. Within this room there is plenty of space to dine and interact with range of built in kitchen storage and a span of work top space. There is direct access to the garden via patio doors to the raised timber deck and lawn beyond. On the first floor there are two well presented double bedrooms and the family bathroom with white fitted sanitary-ware. Moving up to the top floor the loft has been converted to create a spacious main bedroom with en-suite shower room and built in eaves storage space. There is great views out from this room over neighbouring homes towards The South Downs. Outside the rear garden is mature with a variety of trees shrubs and lawn perfect for children to play. At the front of the property there is a private driveway for parking which would comfortably house a car and campervan or motorhome. Mature shrubs afford privacy. Viewing highly recommended to fully appreciate this lovely home which is exclusive to Spencer & Leigh.

Located in a quiet residential area with local shops in Mile Oak Road or Tesco's, M&S and Next a 10 minute drive away at Holmbush Centre. Road networks into and out of the city are easily accessible as are buses located on Mile Oak Road or Graham Avenue. Mile Oak Primary School is about a 15 minute walk away.

Entrance

Entrance Hallway

Living Room
11'10 x 10'9

Kitchen/Dining Room
19'8 x 16'11

G/f Cloakroom/WC

Stairs rising to First Floor

Bedroom
11'5 x 10'9

Bedroom
9'10 x 9'8

Family Bathroom

Stairs rising to Second Floor

Bedroom
17'5 x 11'7

En-suite Shower Room/WC

OUTSIDE

Rear Garden

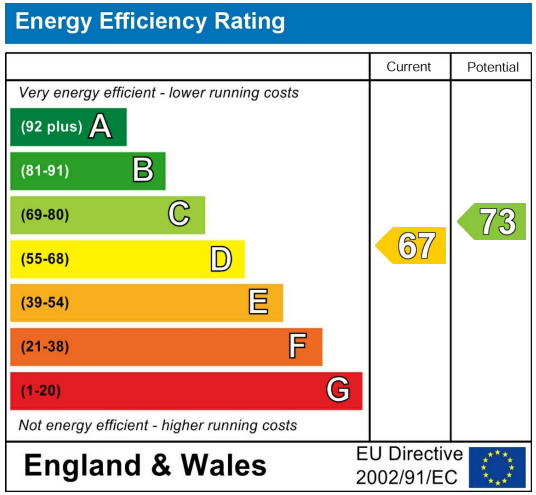
Property Information
Council Tax Band D: £2,579.44 2026/2027
Utilities: Mains Gas and Electric. Mains water and sewerage
Parking: Private Hardstand and unrestricted on-street parking
Broadband: Standard 7 Mbps, Superfast 80 Mbps & Ultrafast 1800 Mbps available (OFCOM checker)
Mobile: Good coverage (OFCOM checker)

Every care has been taken in preparing our sales particulars and they are usually verified by the vendor, We do not guarantee appliances, electrical fittings, plumbing, etc; you must satisfy yourself that they operate correctly. Room sizes are approximate. Please do not use them to buy carpets or furniture. We cannot verify the tenure as we do not have access to the legal title. We cannot guarantee boundaries or rights of way. You must take the advice of your legal representative.

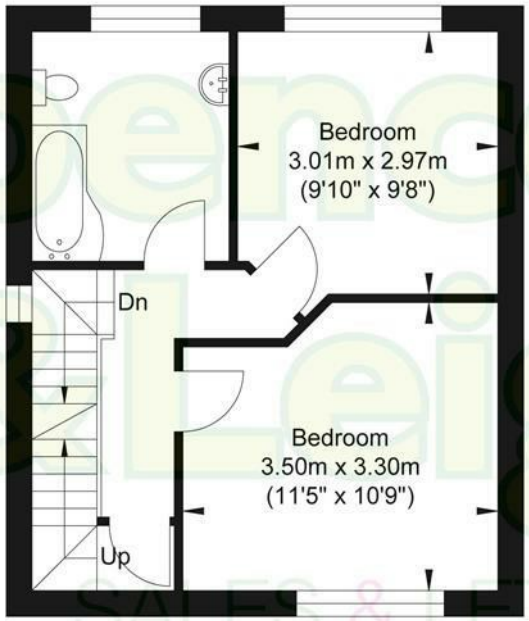
t: 01273 565566

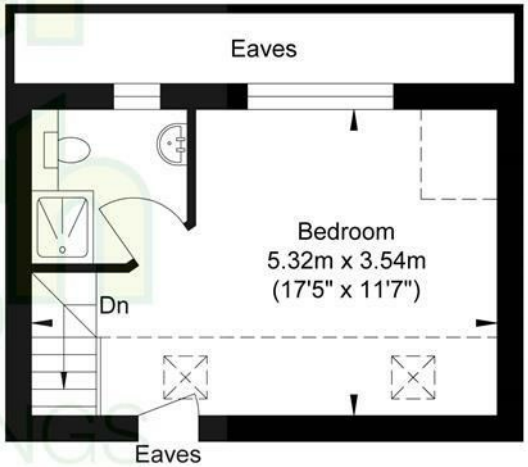
w: www.spencerandleigh.co.uk

Council:- BHCC
Council Tax Band:- D



Mile Oak Road





Ground Floor
Approximate Floor Area
551.65 sq ft
(51.25 sq m)

First Floor
Approximate Floor Area
368.88 sq ft
(34.27 sq m)

Second Floor
Approximate Floor Area
203.11 sq ft
(18.87 sq m)

Approximate Gross Internal Area (Excluding Eaves) = 104.39 sq m / 1123.64 sq ft
Illustration for identification purposes only, measurements are approximate, not to scale.