



, Mile Oak Road, BN41 2RB

Spencer
& Leigh

, Mile Oak Road,
, BN41 2RB

£1,195 Per Calendar Month -

- Well appointed one bedroom flat
- Located on the top floor with beautiful views
- Private East facing balcony
- Open plan lounge kitchen providing a great social space
- White bathroom suite
- Double glazed windows
- Gas fired central heating
- Available mid October, unfurnished
- Great position close to local shops
- Viewing recommended

OPEN DAY - THURSDAY 3RD SEPTEMBER. Ever wanted a well presented flat with a balcony and view? If so, this could well be the flat for you. Situated on the top floor, this particular one bedroom flat is available to let unfurnished from mid October. As you enter, a larger than usual hallway leads into a good size lounge which has access to the East facing balcony. There is a recessed kitchen which has plenty of storage space and can accommodate a breakfast table, generating a pleasant social hub. The bedroom and oversized bathroom are located to the rear of the flat in a quiet spot, having a Westerly aspect and distant views towards the South Downs. The flat benefits from double glazed windows and gas fired central heating. Local shops and a regular bus service to the city are within walking distance. Viewing is recommended. COUNCIL TAX - BAND B.



Entrance Hall
17'7" x 4'11"

Living Room
13'0" x 10'9"

Kitchen
10'4" x 7'10"

Bedroom
13'0" x 11'6"

Bathroom
8'8" x 6'11"

Balcony

Property Information
Council Tax Band B: £2,006.23 2026/2027
Utilities: Mains electric, gas, water and sewerage
Parking: Free on street parking
Broadband: Standard 5 Mbps, Superfast 80 Mbps
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

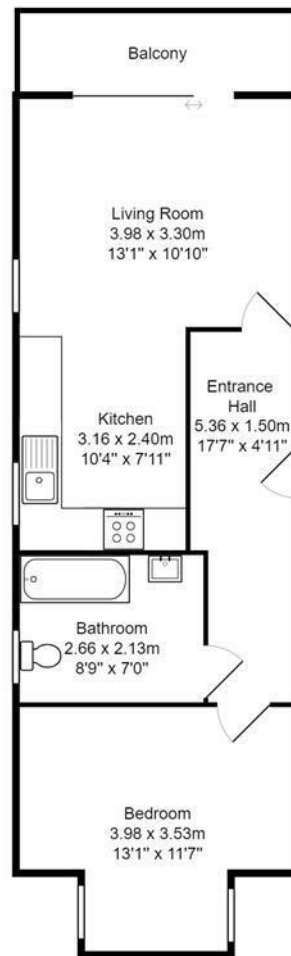
w: www.spencerandleigh.co.uk



Council:- BHCC
Council Tax Band:- B

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	77	78
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC





Area: 47.0 m² ... 505 ft² (excluding bal

All measurements are approximate and for display purposes only.