



**Mile Oak Gardens, Portslade, BN41 2PH**  
**Offers In Excess Of £550,000 Freehold**

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
	73	82
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	



- **Extended Family Home**
- **Four Double Bedrooms**
- **Feature Kitchen/Dining Room**
- **Bathroom & Ensuite**
- **Ground Floor Cloakroom**
- **Well Kept Gardens**
- **Parking for Three Vehicles**
- **Beautifully Presented**

This semi detached house had been both EXTENDED AND UPDATED and is BEAUTIFULLY PRESENTED. FOUR DOUBLE BEDROOMS, lounge, FEATURE KITCHEN DINING ROOM, family bathroom, ENSUITE and ground floor cloakroom, well kept rear garden, PRIVATE DRIVE with space for three vehicles

**PORCHWAY**

front door to

**ENTRANCE HALL**

stairs to the first floor, under stair cupboards, dado rail, radiator, frosted stained glass window, wood flooring,

**CLOAKROOM**

comprising of a low level wc, wash hand basin with tiled splash back, wood floor, wall mounted gas fired boiler, extractor fan

**LIVING/DINING/KITCHEN AREA**

37'8 x 17'3 max (11.48m x 5.26m max)

**LOUNGE**

solid oak floor, coving two radiators, shelving and cupboards fitted into the recesses, upvc double glazed bay window, square arch to

**KITCHEN/DINING AREA**

fitted with modern matching units and comprising of a 1 1/2 bowl inset sink unit, adjacent working surfaces, base and eye level units, INSET FOUR RING GAS HOB, BUILT IN ELECTRIC DOUBLE OVEN, INTEGRATED DISH WASHER, WASHING MACHINE AND TUMBLE DRYER, space for an American style fridge freezer, ample space for a table, double and single upvc double glazed doors to the garden, dual aspect upvc double glazed windows, inset down lighters, laminate flooring

**FIRST FLOOR LANDING**

upvc double glazed window, stairs to the second floor, doors to

**BEDROOM TWO**

12' x 9'6 (3.66m x 2.90m)

laminate flooring, radiator, upvc double glazed window

**BEDROOM THREE**

12'2 x 10'3 (3.71m x 3.139m)

two radiators, built in cupboards, upvc double glazed window

**BEDROOM FOUR**

9'5 x 8'2 (2.87m x 2.49m)

laminate flooring, radiator, upvc double glazed window

**FAMILY BATHROOM**

a white suite comprising of a panelled bath/shower with overhead shower, pedestal wash hand basin, low level wc, ladder style heated towel rail, laminate flooring, tiled walls, inset down lighters, frosted upvc double glazed window

**SECOND FLOOR**

**MASTER BEDROOM**

17' x 9' (5.18m x 2.74m)

radiator, engineered oak flooring, inset down lighters, three upvc double glazed windows

**ENSUITE**

comprising of a walk in shower with drying area and glass screen, large contemporary wash hand basin with drawers under, wc with a concealed cistern, vanity shelf, ladder style heated towel rail, tiled walls, tiled floor with under floor heating, inset down lighters, Velux window

**REAR GARDEN**

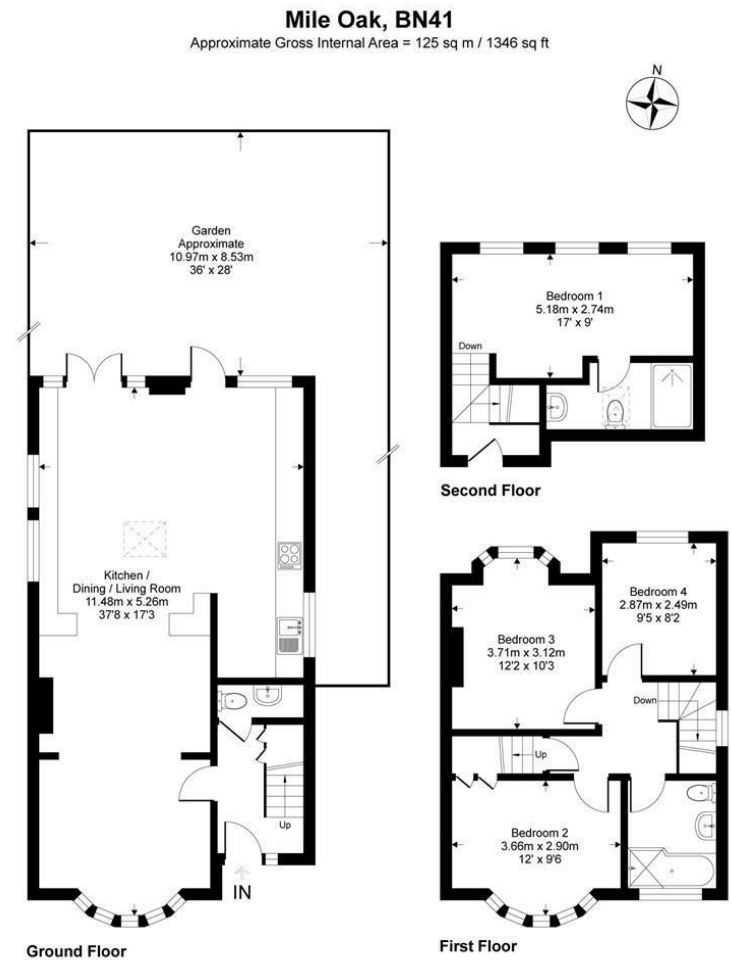
paved patio to the front and side of the property, area of lawn, well stocked flower and shrub beds, side gate, fenced on all sides

**PRIVATE DRIVE**

providing off road parking for three vehicles

**THE LOCATION**

in a popular road within 1/4 mile of Portslade Village Centre and within just a few minutes' drive of both the A27 and the Old Shoreham Road. Local buses provide regular services to Portslade Town centre and mainline railway station, Hove and Brighton. The Holmbush Centre and Sainsbury's West Hove store are also both within a few minutes drive



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