



## Mile Oak Road, Brighton

Asking Price  
£499,950  
Freehold

- OUTSTANDING THREE BEDROOM • TWO BATHROOMS  
NEW BUILD HOME
- 10 YEAR WARRANTY
- ALLOCATED PARKING WITH EV  
CHARGING POINT
- MOMENTS FROM PORTSLADE • LANDSCAPED REAR GARDEN  
VILLAGE
- NO ONWARD CHAIN

Robert Luff & Co are delighted to bring to market this exceptional new build family home nestled in the charming neighbourhood of Portslade. Discover the perfect blend of traditional character and contemporary sophistication with this newly built Three bedroom, two bathroom home in the heart of Portslade. This exquisite property marries the rich history of period flint walls with sleek, modern design elements, creating a living space that's both unique and stylish and also benefitting from off road parking ease and accessibility. This New Build home highlights modern elegance and timeless Charm and benefits from oak doors throughout, resin worktops, EV charging point, heat pump system & a outstanding, landscaped rear garden.

The property's advantageous location places it in close proximity to local schools, making it an ideal choice for families seeking quality education options and additionally, nature enthusiasts will appreciate the nearby South Downs. Mile Oak Road also benefits from easy access to the A27 making this home ideally situated for young families, shoppers and commuters alike. Mile Oak Road, Graham Avenue and Valley Road offer a variety of local shops, while in central Portslade, Boundary Road provides a wide selection of high street and independent stores, bars and cafes. At the nearby Holmbush Centre, Tesco, Next and Marks & Spencer have larger superstore facilities.

**Robert  
Luff & Co**  
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## Accommodation

Entrance Hall

Kitchen/Breakfast Room 13'3 x 10'1 (4.04m x 3.07m)

Lounge/Diner 17'2 x 15'9 (5.23m x 4.80m)

WC

Bedroom One 13'3 x 11'6 (4.04m x 3.51m)

En-Suite

Bedroom Two 15'9 x 11'8 (4.80m x 3.56m)

Bedroom Three 10'3 x 9'8 (3.12m x 2.95m)

Bathroom

Landscaped Rear Garden

Allocated Parking

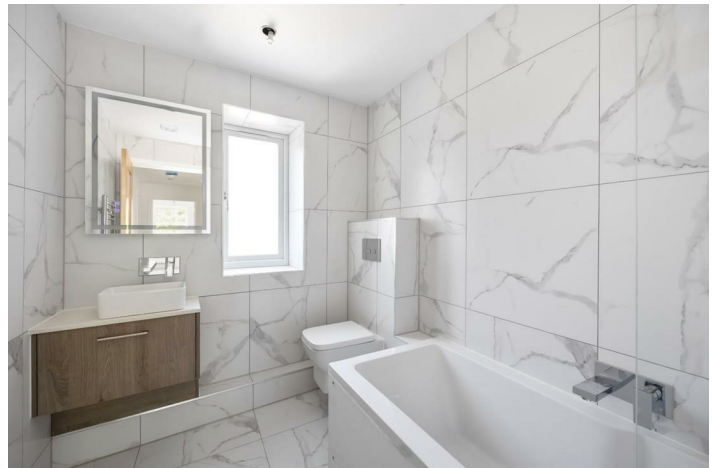
With EV Charging Point

28 Blatchington Road, Hove, East Sussex, BN3 3YN

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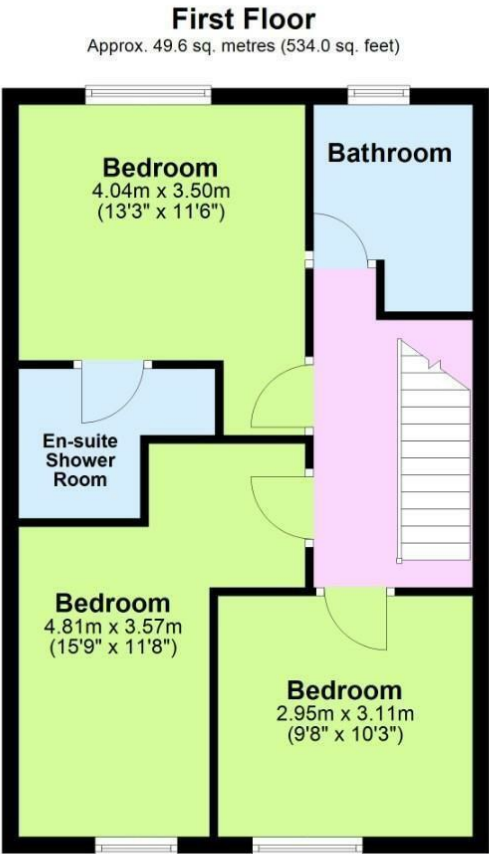




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Total area: approx. 97.5 sq. metres (1049.0 sq. feet)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(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>		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
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(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales		
EU Directive 2002/91/EC		

The information provided about this property does not constitute or form any part of an offer or contract, nor may it be regarded as representations. All interested parties must verify accuracy and your solicitor must verify tenure/lease information, fixtures and fittings and, where the property has been extended/converted, planning/building regulation consents. All dimensions are approximate and quoted for guidance only as are floor plans which are not to scale and their accuracy cannot be confirmed. References to appliances and/or services does not imply that they are necessarily in working order or fit for the purpose.