



Mile Oak Road, Brighton



Guide Price
£450,000
Freehold

- THREE BEDROOM
- POTENTIAL TO EXTEND STAY
- CLOSE PROXIMITY TO THE SOUTH DOWNS
- CORNER PLOT
- SEMI DETACHED BUNGALOW
- SOUTH FACING REAR GARDEN
- £450,000 - £475,000

GUIDE PRICE: £450,000 - £475,000

Robert Luff & Co are pleased to bring to market this inviting three-bedroom, two-bathroom semi-detached bungalow nestled in the charming neighbourhood of Portslade. With a thoughtfully designed driveway ensuring ease and accessibility. The property's advantageous location places it in close proximity to local schools, making it an ideal choice for families seeking quality education options. Additionally, nature enthusiasts will appreciate the nearby South Downs. Embracing a warm and welcoming atmosphere, this bungalow boasts three bedrooms, two bathrooms and spacious living areas providing ample space.

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Accommodation

Driveway

Ample parking for three or four cars

Entrance Hall

Doors leading to;

Living / Dining Room 30'7 x 16'3 (9.32m x 4.95m)

Laminate flooring, through out, wall mounted radiators, two sliding double glazed doors leading to rear garden, South facing,

Kitchen 17'7 x 11'5 (5.36m x 3.48m)

Tiled flooring, mix of wall and base units, space for fridge freezer, integrated dishwasher, integrated oven, gas hob, extractor fan, central island with space for breakfast bar

Bedroom One 13'5 x 10'6 (4.09m x 3.20m)

Wall mounted radiator, built in storage cupboards, double glazed window to front, coricing

Bedroom Two 12'7 x 8'7 (3.84m x 2.62m)

Laminate flooring, wall mounted radiator, double glazed windows to side, built in storage cupboards, door leading to en-suite

En-Suite

Accessed via Bedroom Two, tiled flooring WC, sink, walk in shower, extractor, double glazed window

Bedroom Three 11'9 x 9'4 (3.58m x 2.84m)

Wall mounted radiator, box bay window with double glazed windows,

Bathroom

Tiled flooring, vanity sink unit, WC, walk in shower unit, extractor

Wrap Around Garden

South facing, mixture of solid tile flooring & artificial grass

Agents Notes

EPC: TBC

Council Tax: C



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Approximate Floor Area
1068.10 sq ft
(99.23 sq m)

Approximate Gross Internal Area = 99.23 sq m / 1068.10 sq ft
Illustration for identification purposes only, measurements are approximate, not to scale.

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		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ 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.