



Guide Price
£575,000
 Freehold

Mile Oak Road, Brighton

- AN IMPECCABLE THREE BEDROOM SEMI DETACHED RESIDENCE
- FRONT GARDEN & PATIO
- 10 YEAR GUARANTEE
- CLOSE TO LOCAL AMENITIES
- THREE BATHROOMS
- TWO PARKING SPACES
- NO ONWARD CHAIN
- LANDSCAPED REAR GARDEN

*** GUIDE PRICE £575,000 - £600,000 ***

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, three 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 benefiting from a thoughtfully designed driveway ensuring ease and accessibility. This New Build home highlights modern elegance and timeless Charm.

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 11'10 x 10'11 (3.61m x 3.33m)

Lounge/Diner 24'7 x 14'1 (7.49m x 4.29m)

Utility Room

WC

Stairs To First Floor

Bedroom Two 15'2 x 10'8 (4.62m x 3.25m)

En-Suite

Bedroom Three 11'8 x 7'6 (3.56m x 2.29m)

Bathroom

Stairs To Second Floor

Bedroom One 17'11 x 13'10 (5.46m x 4.22m)

En Suite

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

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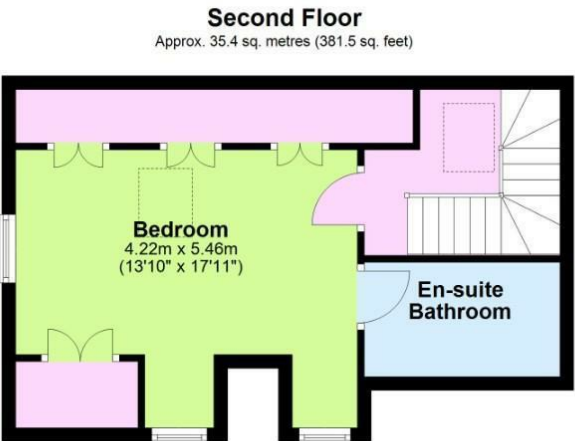
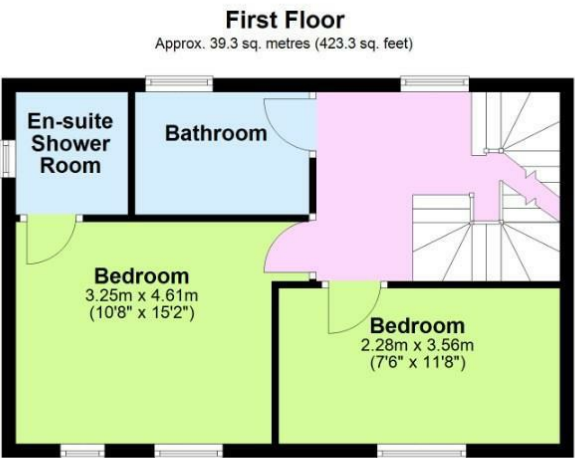
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Total area: approx. 129.2 sq. metres (1390.4 sq. feet)

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.