



Asking Price  
**£350,000**  
 Share of Freehold



## Mile Oak Road, Brighton

- A BEAUTIFULLY PRESENTED TWO BEDROOM APARTMENT
- 10 YEAR WARRANTY
- ALLOCATED PARKING WITH EV CHARGING POINT
- MOMENTS FROM PORTSLADE VILLAGE
- NEW BUILD
- SOUTH FACING TERRACE
- NO ONWARD CHAIN

Robert Luff & Co are delighted to bring to market this exceptional new build apartment nestled in the charming neighbourhood of Portslade. Discover the perfect blend of traditional character and contemporary sophistication with this newly built two double bedroom apartment with exceptional south facing terrace 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 a thoughtfully designed driveway ensuring ease and accessibility. This New Build apartment highlights modern elegance and timeless Charm.

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.

T: 01273 921133 E:  
[www.robertluff.co.uk](http://www.robertluff.co.uk)

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## Accommodation

Entrance Hall

Kitchen/Lounge/Diner 26'7 x 11'8 (8.10m x 3.56m)

Bedroom One 13'11 x 8'6 (4.24m x 2.59m)

Bedroom Two 11'4 x 8'10 (3.45m x 2.69m)

Bathroom

WC

South Facing Terrace

Allocated Parking  
With EV Charging Point

### Agents Notes

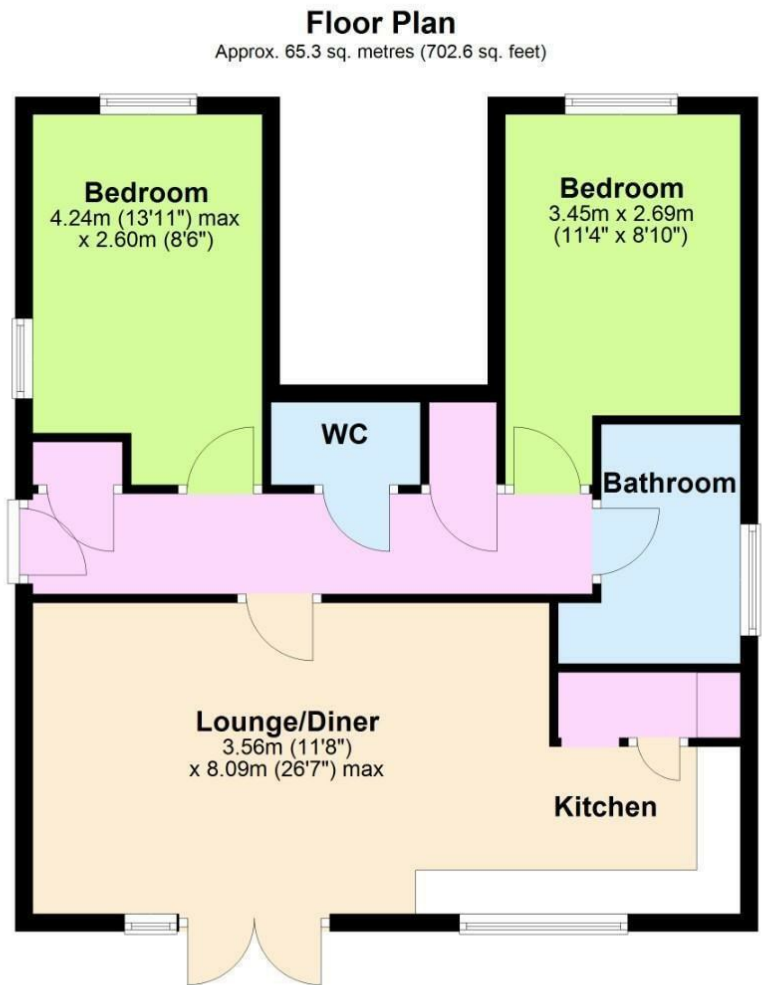
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SC: £1037 PA



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

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Total area: approx. 65.3 sq. metres (702.6 sq. feet)

Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating					
	Current	Potential		Current	Potential		
Very energy efficient - lower running costs				Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) <b>A</b>				(92 plus) <b>A</b>			
(81-91) <b>B</b>				(81-91) <b>B</b>			
(69-80) <b>C</b>				(69-80) <b>C</b>			
(55-68) <b>D</b>				(55-68) <b>D</b>			
(39-54) <b>E</b>				(39-54) <b>E</b>			
(21-38) <b>F</b>				(21-38) <b>F</b>			
(1-20) <b>G</b>				(1-20) <b>G</b>			
Not energy efficient - higher running costs				Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC		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.