



Asking Price  
**£325,000**  
 Share of Freehold

## 33A Mile Oak Road, Brighton

- IDEAL FIRST TIME BUY
- ONE BEDROOM WITH ADDITIONAL OFFICE
- ALLOCATED PARKING
- OUTSTANDING VIEWS
- CLOSE PROXIMITY TO PORTSLADE VILLAGE
- NEW BUILD WITH 10 YEAR WARRANTY

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 one bedroom with additional office 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.

\*\* Please note some photos are taken from the show home and may not reflect this specific apartment\*\*

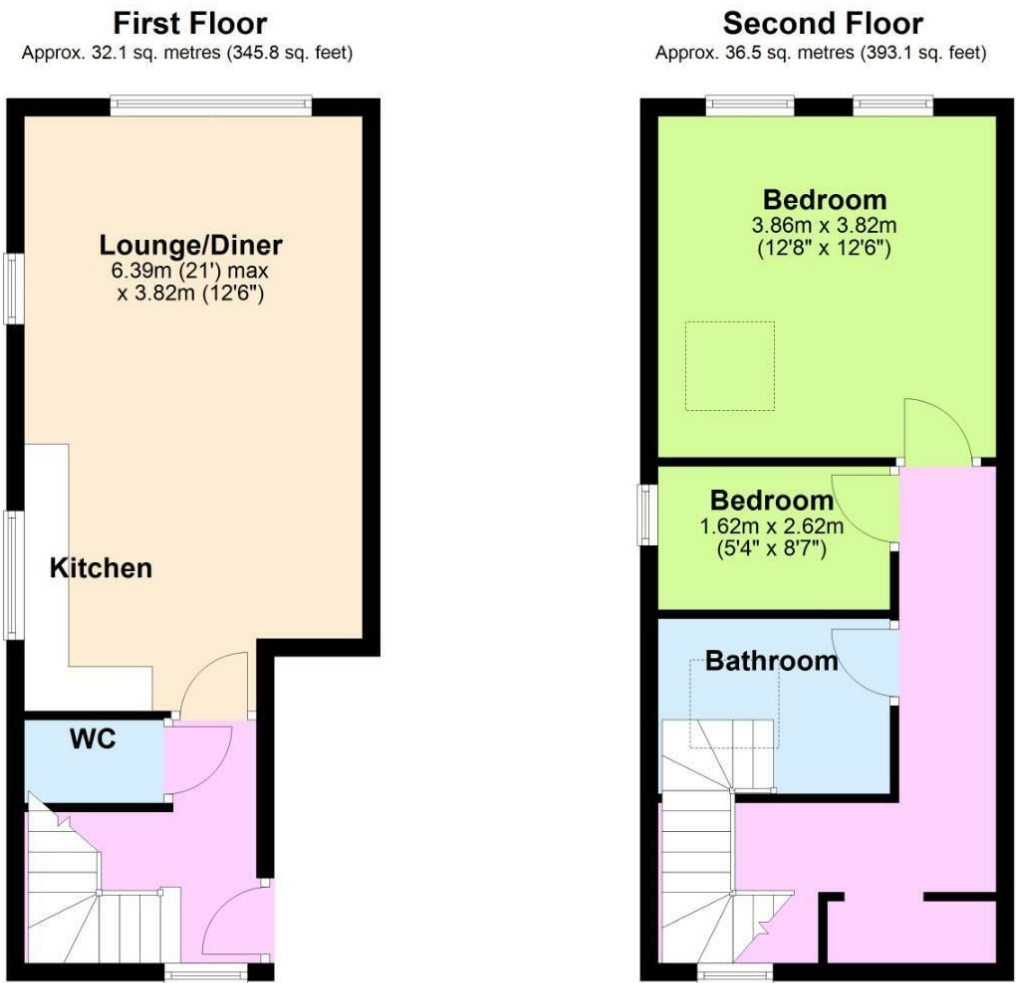
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**Robert  
 Luff & Co**  
 Sales | Lettings | Commercial



## Accommodation





Total area: approx. 68.6 sq. metres (738.9 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 CO2 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 CO2 emissions |           |
| England & Wales                             |         | EU Directive 2002/91/EC                        |  | England & Wales                                     |           |

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.