



## Mile Oak Road, Brighton

Price Range  
£450,000  
Freehold

- THREE DOUBLE BEDROOMS
- RECENTLY REFURBISHED
- TWO BATHROOMS
- DRIVEWAY
- NO ONWARD CHAIN
- PRIVATE REAR GARDEN

Robert Luff & Co are delighted to bring to market this stunning three bedroom Chalet Bungalow located in the residential area of Mile Oak. Conveniently located within reach of the green open spaces of the South Downs, Mile Oak Road 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.

Accommodation offers; large open planned lounge / kitchen / dining room, three bedrooms with en-suite and a family bathroom. Local schools include Mile Oak Primary School, Portslade Aldridge Community Academy, King's School Hove, Peter Gladwin Primary School and Downs Park School.

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## Accommodation

### Entrance Hall

### Lounge Area 11'3 x 9'10 (3.43m x 3.00m)

Wood effect flooring, wall mounted radiator, leading to;

### Kitchen / Dining Room 17'5 x 13'3 (5.31m x 4.04m)

Wood effect flooring, mixture of wall and base units with integrated dish washer, free standing fridge freezer, two sky lights, bi folding doors leading to rear garden, wall mounted radiator

### Bedroom Two 14'4 x 10'2 (4.37m x 3.10m)

Carpet flooring, wall mounted radiator, double glazed windows to front

### Bedroom Three 9'4 x 7'9 (2.84m x 2.36m)

carpet flooring, wall mounted radiator, double glazed windows to front, built in storage cupboard

### Shower Room

Large walk in shower, vanity sink unit, WC, extractor fan, double glazed window, washing machine

### Stairs Leading to First Floor

### Bedroom One 19'1 x 14'6 (5.82m x 4.42m)

Carpet flooring, wall mounted radiator, eaves storage, two Velux windows, double glazed windows to rear, with door leading to;

### En-Suite Bathroom

Large bath with overhead shower, vanity sink unit, WC, extractor fan, Velux window

### Outside

### Driveway

Paved

### Rear Garden

### Agents Notes

EPC Rating: D

Council Tax Band: C





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			<b>85</b>
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>		<b>56</b>	
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		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>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

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