



Mile Oak Gardens | Portslade | BN41 2PH
Offers Over £450,000



We are delighted to offer for sale this spacious four bedroom semi detached family home situated in this popular Portslade location.



Key Features

- Four Bedrooms
- Semi Detached Family Home
- Garage And Off Road Parking
- Spacious Through Lounge/Dining Room
- South Facing Rear Garden
- Distant Sea Views
- Conservatory
- Downstairs Wc
- Within 200ft Of Access To The South Downs



4 Bedrooms



1 Bathroom



2 Reception Rooms

INTERNAL

ENCLOSED PORCH Comprising obscure glass pvcu double glazed door and windows, tiled flooring, part tiled walls, meter cupboard, wooden door through to:-

SPACIOUS ENTRANCE HALL Comprising radiator, carpeted flooring, dado rail, stairs to first floor, coving, understairs storage cupboard.

GROUND FLOOR WC East aspect. Comprising pvcu double glazed window, feature leaded light stained glass porthole window, radiator, corner hand wash basin, low flush wc, part tiled walls, tiled flooring, wall mounted alarm system.

SPACIOUS LOUNGE North aspect. Comprising pvcu double glazed bay window, carpeted flooring, coving, radiator, feature fireplace with inset gas fire with wooden surround and mantel. Obscure glass double door through to:-

DINING ROOM South aspect. Comprising pvcu double glazed slide door out to conservatory, door to entrance hall, archway through to kitchen. Radiator, coving, carpeted flooring.

CONSERVATORY South, East and West aspect. Comprising pvcu double glazed windows, pvcu double glazed door to rear garden, tiled flooring, wall mounted lighting.

KITCHEN South aspect. Comprising pvcu double glazed window, pvcu double glazed door to rear garden, fitted range of cupboards and drawers, matching open storage, one and a half bowl single drainer sink unit with mixer tap, inset four ring gas hob with extractor fan over and oven below, space for freestanding appliances include dishwasher, washing machine, fridge/freezer, part tiled walls, tiled flooring, coving.

FIRST FLOOR LANDING East aspect. Comprising pvcu double glazed window, radiator.

BEDROOM North aspect. Comprising pvcu double glazed window, radiator, carpeted flooring, coving.

BEDROOM North aspect. Comprising pvcu double glazed bay window, radiator, full length range of fitted wardrobes with sliding doors, carpeted flooring, coving.

BEDROOM South aspect. Comprising pvcu double glazed window, radiator, range of built in wardrobes and storage cupboards, carpeted flooring, coving.

BATHROOM South aspect. Comprising pvcu double glazed window, low flush wc, step in shower cubicle with integrated shower and attachment over, tile enclosed bath, hand wash basin set in vanity unit with inset wall mirror over, radiator, fully tiled walls, tiled flooring, coving.

SECOND FLOOR LANDING Comprising storage space and door to eaves, door to:-

BEDROOM South aspect with panoramic roof top and distant sea views. Comprising velux window, storage cupboard, access to eaves, carpeted flooring.

EXTERNAL

FRONT GARDEN Laid to block paving providing off street parking, gate to rear access, wall and fence enclosed.

SOUTH FACING REAR GARDEN Large raised patio area with space for table & chairs, side access, steps leading down to lawn area with shrub and tree borders, path leading built in pond, two large vegetable patches, leading further to greenhouse, timber built shed and rear access to workshop & garage.

GARAGE & WORKSHOP

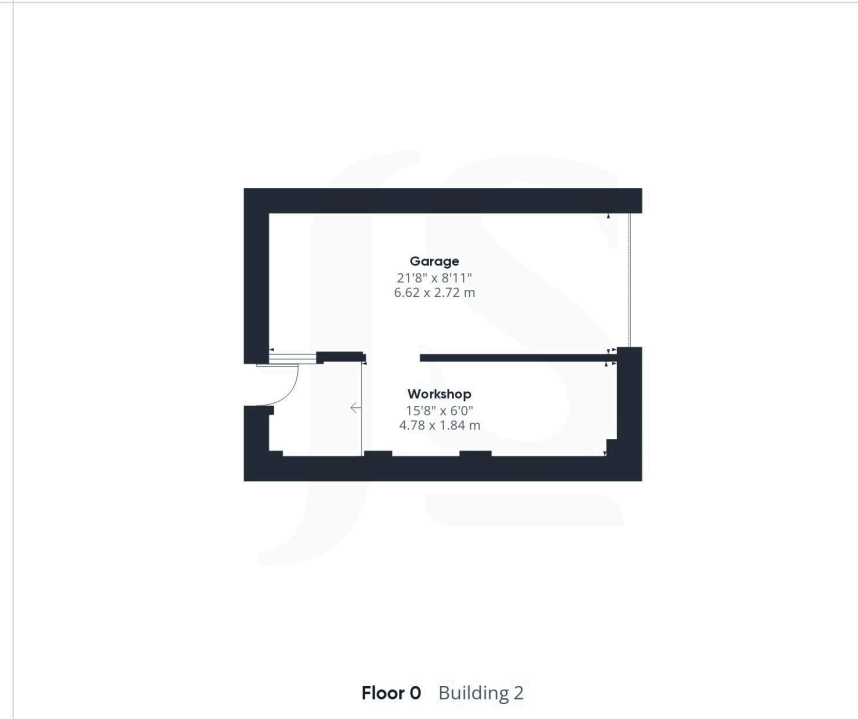
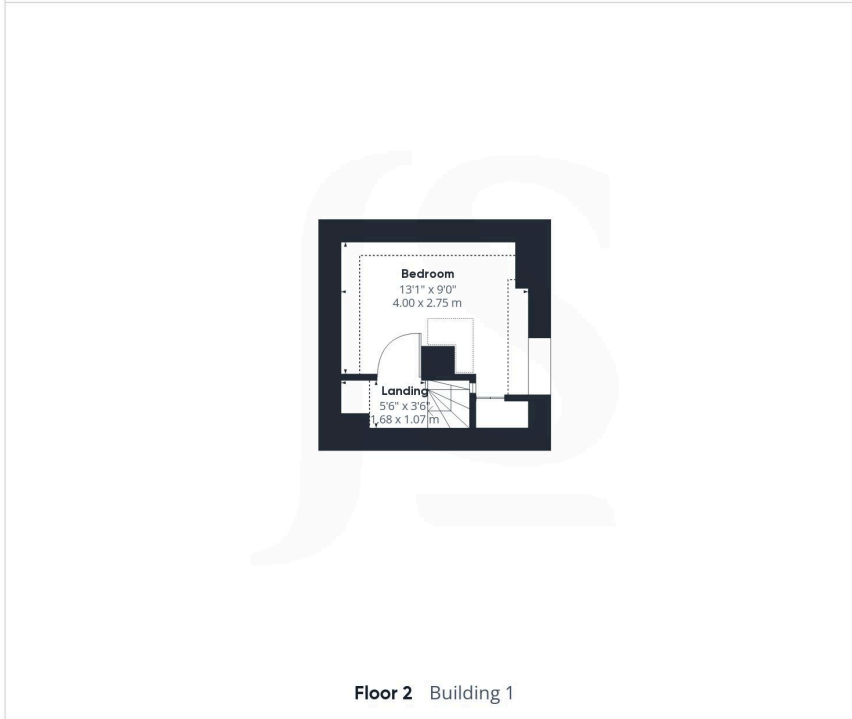
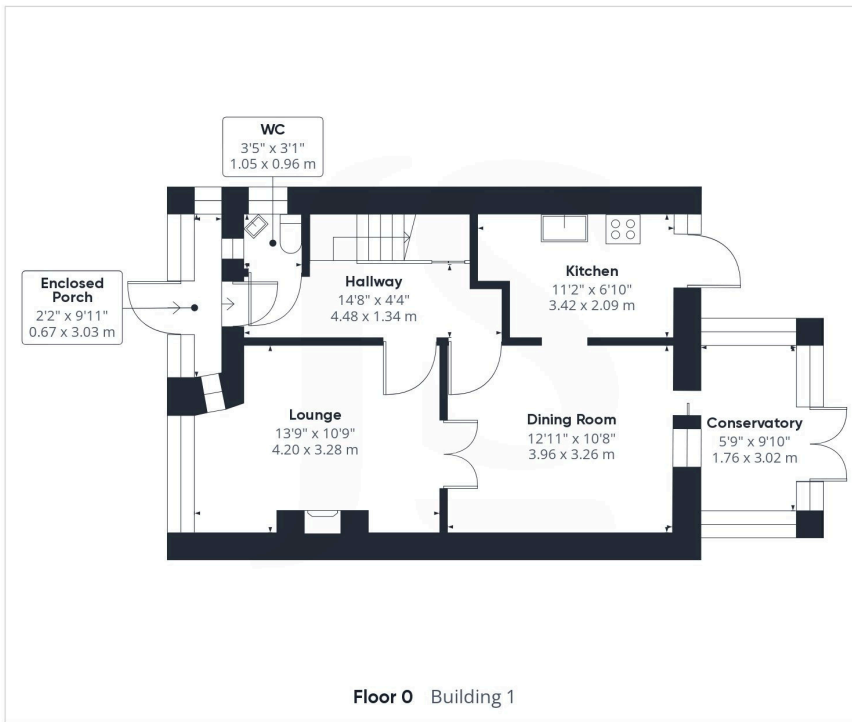
With up and over door, having power and lighting, opening through to:-

Workshop: Having power and lighting, door to rear garden.

LOCATION

Situated in this popular North Southwick location being just over a mile of the Holmbush shopping centre, Tesco, M&S and Next Local shops can be found around the corner in Windmill Parade and Southwick Square/South Green is within 1 mile and with its comprehensive shopping facilities, library, health centre and railway station. Access to scenic Downland walks can be enjoyed via a footpath within 200ft.





Approximate total area⁽¹⁾
 1406.63 ft²
 130.68 m²

Reduced headroom
 39.61 ft²
 3.68 m²

(1) Excluding balconies and terraces

Reduced headroom
 Below 5 ft/1.5 m

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.
 GIRAFFE360



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	80	84
(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	

Property Details:

Floor area (as quoted by EPC: 1087 sqft)
 Tenure: Freehold
 Council tax band: C

Whilst we endeavour to make our property particulars accurate and reliable, we have not carried out a detailed survey. If there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information for you, particularly if you are contemplating travelling some distance. Whilst every effort has been made to ensure that any floorplans are correct and drawn as accurately as possible, they are to be used for layout and identification purposes only and are not drawn to scale. The services, where applicable, including electrical equipment and other appliances have not been tested and no warranty can be given that they are in working order, even where described in these particulars. Carpets, curtains, furnishings, gas fires, electrical goods/fittings or other fixtures, unless expressly mentioned, are not necessarily included with the property.