



**Mile Oak Road, Portslade**

East Sussex

Guide Price £525,000 - £550,000



## Mile Oak Road Portslade

Well-positioned in a popular residential area on the border between Portslade and Southwick, an attractive EXTENDED SEMI-DETACHED HOUSE on a CORNER PLOT with FOUR BEDROOMS, good-sized FRONT AND REAR GARDENS, and PRIVATE OFF-STREET PARKING.

Beautifully presented and thoughtfully designed for both everyday living and entertaining, this family home offers spacious and versatile accommodation arranged over three floors. The welcoming living room features a large bay window that floods the space with natural light and overlooks the generous front garden. Plantation shutters add character and charm, while the working fireplace provides a delightful focal point. To the rear, the contemporary kitchen is beautifully finished and offers a wonderful range of integrated appliances. These include a double oven with a combi oven, as well as a dishwasher and fridge/freezer. The kitchen flows seamlessly into the dining room, which opens onto the garden patio through large French doors, creating an ideal space for effortless indoor-outdoor living. A separate study, utility room and additional storage room complete the ground floor.

On the first floor are two double bedrooms, both enjoying large bay windows with plantation shutters, along with a further third well-proportioned bedroom and a stylish family bathroom fitted with a shower over the bath.

The top floor is dedicated to the principal bedroom, which benefits from an en-suite shower room and ample eaves storage.



Outside, the secluded front garden is enclosed by tall hedges, offering a private and peaceful space to relax and entertain. To the rear, a good-sized patio and BBQ area extend from the dining room, providing further space for outdoor dining and socialising. Off-road parking is available at the front of the property.

#### **The Local Area**

The property is situated on Mile Oak Road. Local shopping facilities can be found in Southwick Square, with a more comprehensive range of shopping facilities available in Holmbush Shopping Centre and Sainsbury's West Hove Superstore. A regular bus service passes close by, providing access to surrounding areas, and there is a full range of schools and a modern health centre nearby. There is easy access to the A27, and both Southwick and Portslade train stations are conveniently close by.

#### **Further Information**

Mile Oak Road is not currently in a parking zone. The current council tax band is C, charged at £2,182.92 for 2025/26.

EPC rating - D

Council Tax - C

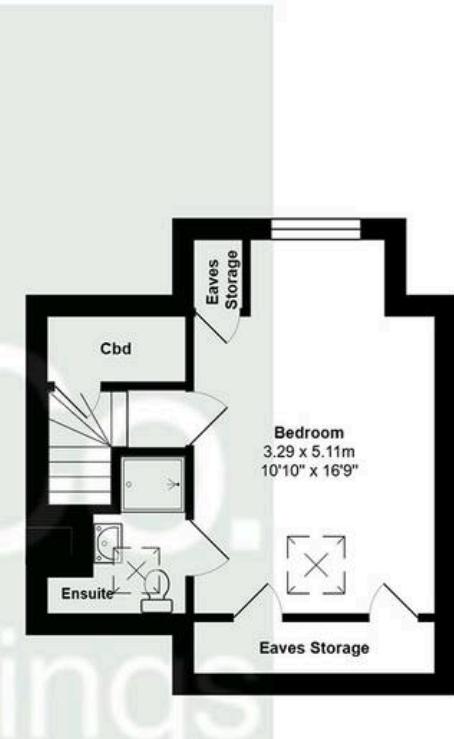
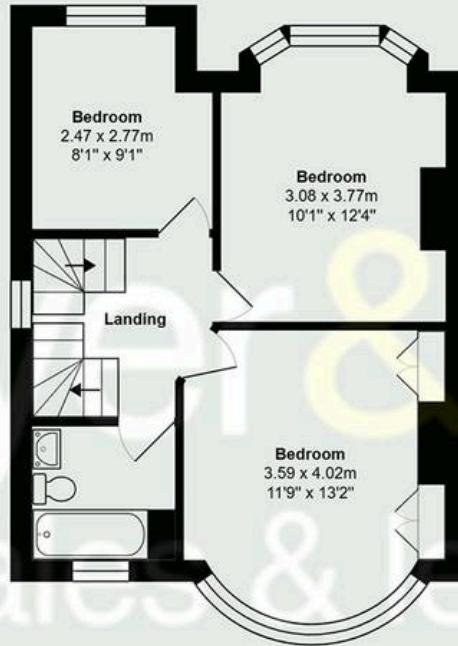
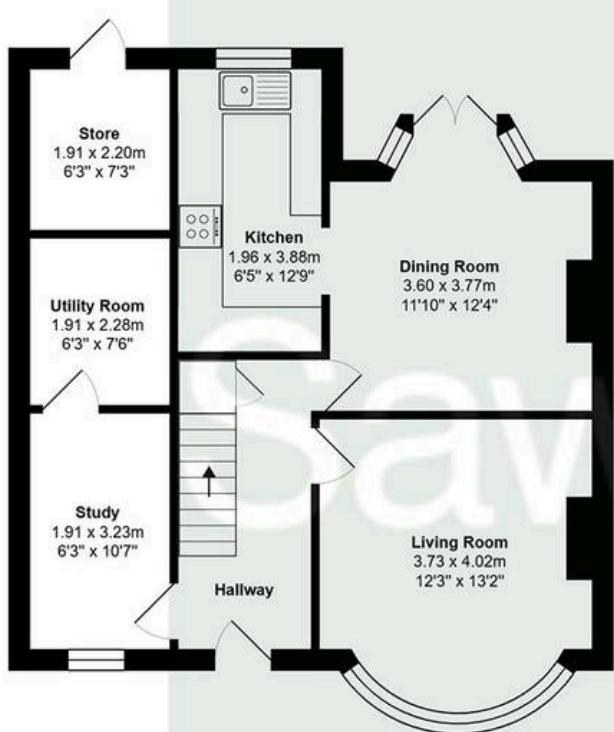
**Broadband & Mobile Phone Coverage** - Prospective buyers should check the Ofcom Checker website

**Planning Permissions** - Please check the local authority website for any planning permissions that may affect this property or properties close by.

**Parking** - Not a controlled parking zone.

This information has been provided by the seller. Please obtain verification via your legal representative.





Total Area: 125.5 m<sup>2</sup> ... 1351 ft<sup>2</sup>

All measurements are approximate and for display purposes only.



## Sawyer & Co- Hove

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We wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes are approximate.