



40, Heathfield Crescent, Mile Oak, Portslade BN41 2YR

Spencer
& Leigh

40, Heathfield Crescent,
Mile Oak, Portslade BN41 2YR

Price £305,000 - Freehold

- End of terrace house
- Three bedrooms
- 15' Modern fitted kitchen/breakfast room
- Downstairs Bathroom
- Separate WC
- South facing rear garden
- Shared driveway leading to parking
- 18' Garage
- Close to local amenities & bus services
- Viewing recommended

Tucked away in the corner of this quiet road is this three bedroom home. The accommodation features a 15' Lounge overlooking the front garden, a modern fitted kitchen/breakfast room with integral appliances and a family bathroom & separate WC on the ground floor. At the first floor level you will find three bedrooms with the master benefitting from newly installed floor coverings. The rear lawn garden has a southerly aspect with patio area and tiered lawn areas for enjoying on those lazy Summer afternoons. Parking isn't an issue here either with its driveway that leads to an 18' garage. The location is considered to be very good with local shops and bus services to and from the City being within walking distance.



Mile Oak is one of the most westerly suburbs of Brighton and Hove surrounded by the South Downs. You'll find Mile Oak Primary School & Nursery, local parks, shops and golf courses close by including Portslade Sport Centre. Travel networks in and out of the city are easily accessible too.



Entrance Hall

Lounge
15'9 x 11'11

Kitchen/Breakfast Room
10'8 x 10'2

Bathroom

Separate WC

Stairs to First Floor Landing

Bedroom 1
15'9 x 10'1

Bedroom 2
10'11 x 8'

Bedroom 3
7'9 x 7'8

South facing rear garden

Shared driveway leading to Parking & Garage

Every care has been taken in preparing our sales particulars and they are usually verified by the vendor. We do not guarantee appliances, electrical fittings, plumbing, etc; you must satisfy yourself that they operate correctly. Room sizes are approximate. Please do not use them to buy carpets or furniture. We cannot verify the tenure as we do not have access to the legal title. We cannot guarantee boundaries or rights of way. You must take the advice of your legal representative.

t: 01273 421777

w: www.spencerandleigh.co.uk



Starting out at Spencer and Leigh
10 South Street, Portslade

Turn left onto High Street

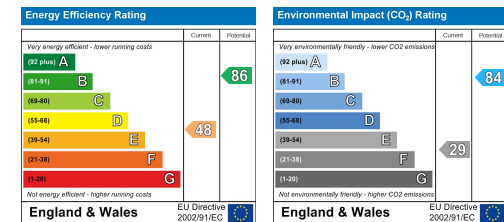
Turn right onto Valley Road

Turn right onto Chalky Road

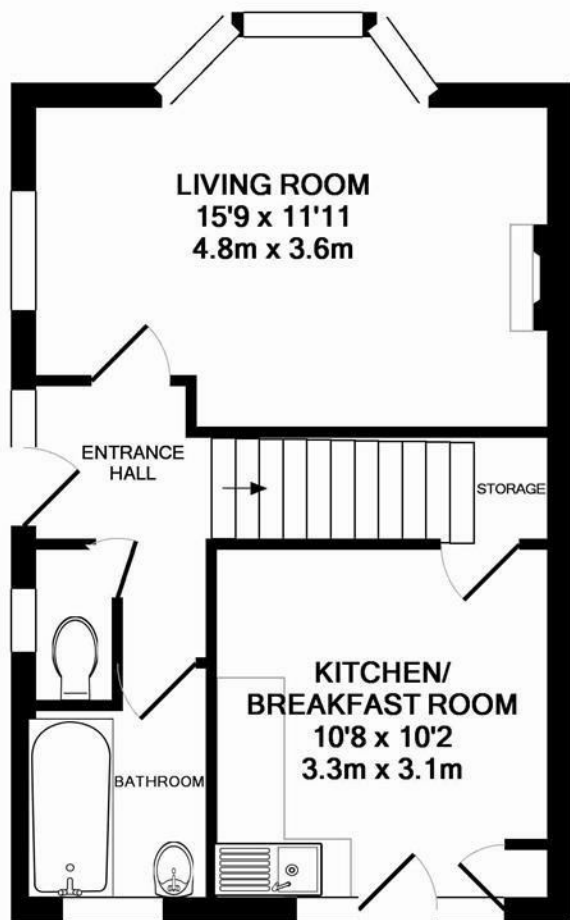
Turn left onto Graham Avenue

Turn left onto Heathfield Drive

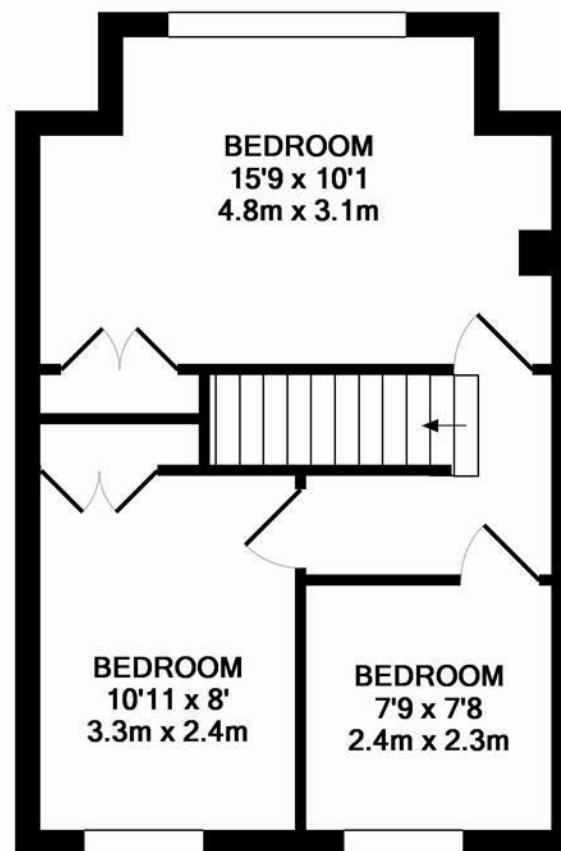
Finish on Heathfield Drive



Spencer
& Leigh



GROUND FLOOR
APPROX. FLOOR
AREA 387 SQ.FT.
(36.0 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 361 SQ.FT.
(33.5 SQ.M.)

TOTAL APPROX. FLOOR AREA 748 SQ.FT. (69.5 SQ.M.)



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser.
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