



## 347 Mile Oak Road

Portslade, BN41 2RD

Offers In Excess Of £325,000



A WELL PRESENTED END OF TERRACED HOUSE WITH PARKING SPACE IN FAVOURED MILE OAK.

Situated in Mile Oak Road between Oakdene Crescent and Oakdene Avenue. Local shopping and bus service can be found in Mile Oak Road. The property is also well situated for local schools and access to Portslade Railway Station and downland walks.



## CANOPIED ENTRANCE

Wooden front door leading to:

## ENTRANCE HALL

Coved ceiling, ceiling light point, wall mounted electric consumer unit, laminate wood flooring, radiator with thermostatic valve.

## LOUNGE 15'1 x 12'6 (4.60m x 3.81m)

Westerly aspect with coved ceiling, ceiling light point, two radiators with thermostatic valve, wall mounted central heating thermostat control, TV aerial point, telephone point. Under stairs storage cupboard. Double glazed sliding patio door providing access to garden.

## KITCHEN 10'12 x 6'0 (3.05m x 1.83m)

Easterly aspect with double glazed window looking onto front garden, coved ceiling, ceiling light point. Fitted modern range of eye level and base units comprising of cupboards and drawers, under cupboard lighting, high gloss roll edge work surfaces and return, stainless steel one and a half bowl sink and drainer unit, mixer tap. Built in 'Bosch' 4 burner gas hob with glass splash back and feature extractor hood over, 'Bosch' electric fan assisted oven, built in microwave oven with storage over, wall mounted 'Vaillant' gas central boiler with adjacent digital control panel for heating and hot water, space and plumbing for washing machine, further space for other electrical appliances. Laminate wood flooring.

## STAIRS TO FIRST FLOOR

From entrance hall with spindles to hand rail leading to:

## LANDING

Coved ceiling, ceiling light point, hatch to loft space with light point.

## BEDROOM ONE 12'6 x 9'5 (3.81m x 2.87m)

Westerly aspect with double glazed window overlooking rear garden as well as downland views. Coved ceiling, ceiling light point, dado rail, radiator with thermostatic valve. 3 x double built in wardrobes providing hanging space and shelving as well as drawers.

## BEDROOM TWO 12'6 x 8'8 (3.81m x 2.64m)

Easterly aspect with double glazed window overlooking front garden offering distant views to Downland. Coved ceiling, ceiling light point, radiator with thermostatic valve, broad band point, built in airing cupboard housing lagged cylinder and slatted shelving.

## BATHROOM

Coved ceiling, ceiling light point, extractor fan, double glazed window in obscure glass, part tiled walls with feature decorative tile to dado level. Low level W.C, pedestal wash hand basin with mixer tap and pop up waste, panelled bath with mixer tap and bath filler, wall mounted 'Mira' electric shower over. Radiator, laminate wood flooring.

## OUTSIDE

### FRONT GARDEN

Laid to stone with shrubs and hedgerow surround, path way to front door as well as side access gate. Outside water tap, cupboard housing meters as well as providing storage.

### REAR GARDEN 40' in length (12.19m in length)

Westerly aspect, landscaped to provide brick block patio, outside lighting, side access and gate to front of property. Remainder of garden laid to lawn with well stocked and established tree and shrub borders, feature pond, brick built BBQ and garden shed.

### CAR PARKING SPACE

Located in compound to rear, accessed via Oakdene Crescent. (Picture of Silver Yaris is the space).

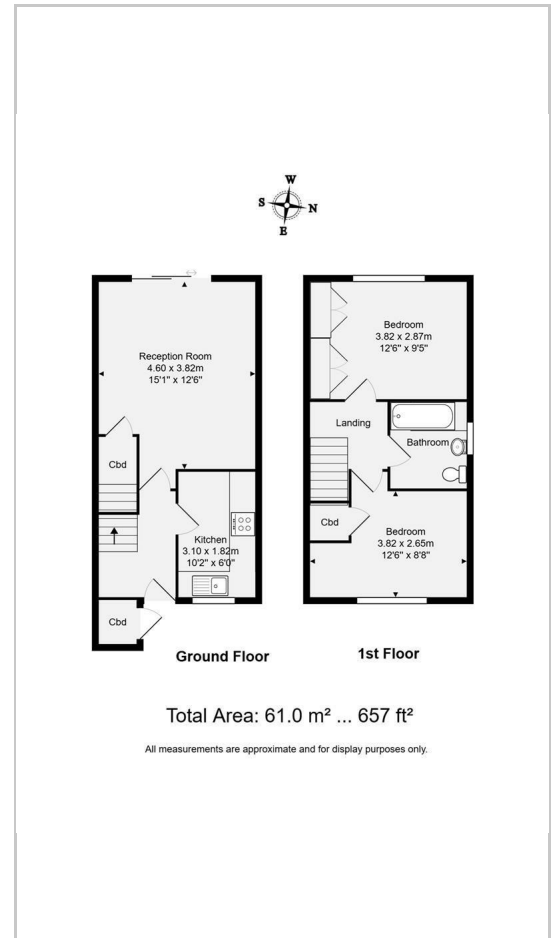
### COUNCIL TAX

Band C

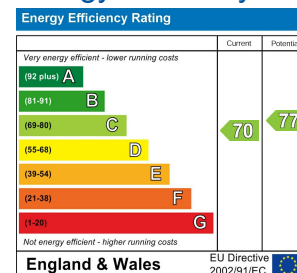
## Area Map



## Floor Plans



## Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.