



35 Mile Oak Gardens, Portslade BN41 2PH

Asking Price Of £475,000

- FOUR BEDROOMS
- BATHROOM
- LIVING ROOM
- DINING ROOM
- KITCHEN
- CONSERVATORY
- SOUTH FACING GAREN
- PRIVATE DRIVE

Whitlock and Heaps are pleased to bring to market this excellent family home having been owned by the same family for over thirty years and is presented in good order. The property features two separate reception rooms with the dining room opening onto the kitchen and conservatory.

A particular feature is the South Facing Rear Garden with raised vegetable borders with there being access to the garage and workshop.

ENCLOSED ENTRANCE PORCH Tiled floor.

ENTRANCE HALL Understairs storage.

CLOAKROOM Comprising low level w.c., wash-hand basin, radiator, part tiled walls, UPVC double glazed window.

KITCHEN Incorporating one and a half bowl sink unit with drainer and mixer tap, adjacent laminate worksurface with cupboards and drawers under, matching eye-level wall cupboards, inset 4-ring gas hob with extractor over, electric oven, space for fridge/freezer, plumbing for washing machine and dishwasher, tiled splashback and floor, 'Worcester' gas-fired boiler, door to garden.

LIVING ROOM UPVC double glazed window, gas fire with timber mantle over, radiator.

DINING ROOM Radiator, opening to kitchen and sliding door to:-

CONSERVATORY Part brick built, tiled floor, 'French' doors to garden.

FIRST FLOOR

LANDING UPVC double glazed window.

BEDROOM 1 Range of fitted wardrobes, UPVC double glazed windows, radiator.

BEDROOM 2 Fitted wardrobes, UPVC double glazed window with sea views, radiator.

BEDROOM 4 UPVC double glazed window, radiator.

BATHROOM White suite comprising tiled panelled bath, separate walk-in shower, wash-hand basin with cupboard under, low level w.c., tiled walls and floor, radiator, UPVC double glazed window.

TOP FLOOR

BEDROOM 3 Two Velux windows with sea views, eaves storage and fitted cupboard.

OUTSIDE

Private drive to the front.

SOUTH FACING GARDEN Raised paved patio with steps leading to area of lawn, raised and netted vegetable sections, greenhouse and shed, gate offering side access.

GARAGE AND WORKSHOP Electric up and over door, power and light, workshop area, door to garden.

MILE OAK GARDENS

PORTSLADE

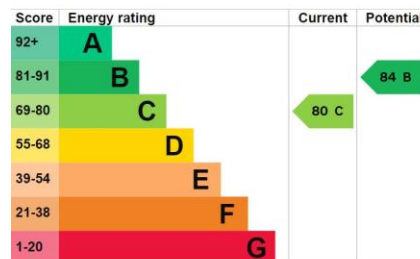
APPROXIMATE GROSS INTERNAL AREA (EXCLUDING LIMITED USE AREA)
1473 sq ft / 136.9 sq m

APPROXIMATE GROSS INTERNAL AREA (INCLUDING LIMITED USE AREA)
1563 sq ft / 145.2 sq m



Floor plan is for illustration and identification purposes only and is not to scale. Plots, gardens, balconies and terraces are illustrative only and excluded from all area calculations. All the plans are for illustration purposes only and are not to scale. This floor plan has been produced in accordance with Royal Institution of Chartered Surveyors' International Property Standards 2 (IPMS2). Every attempt has been made to ensure the accuracy however all measurements, dimensions, fittings and data shown is an approximate interpretation for illustrative purposes only.
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- CH Ceiling Height
- T Hot Water Tank
- FF Fridge / Freezer
- Head Height Below 1.5m
- M.P. Measuring Point
- S Storage Cupboard
- W Fitted Wardrobes
- G Garden Shortened for Display



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