

**Spencer
& Leigh**



5 Mile Oak Gardens, Brighton, BN41 2PH

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Offers In Excess Of £400,000 - Freehold

- Attractive semi detached home
- Three bedrooms (Two doubles and a single)
- 26' Living Room with a dual aspect
- Requires modernisation
- Close to Portslade Village
- No onward chain
- South facing rear garden
- Viewing recommended
- Potential to extend, STNC
- Store room at end of Garden

This semi-detached family home presents a wonderful opportunity for those looking to create their dream residence. Spanning an impressive 925 square feet, the property boasts a spacious reception rooms, perfect for both entertaining guests and enjoying family time. With two double bedrooms and a single, there is ample space for a growing family or for those who desire extra room for guests or a home office.

The property features a single bathroom, providing essential amenities for everyday living. While the home requires modernisation, this offers a blank canvas for prospective buyers to infuse their personal style and preferences, transforming it into a contemporary haven.

Located close to Portslade village, residents will enjoy easy access to local shops, schools, and parks, making it an ideal setting for family life. Additionally, the property benefits from parking for one vehicle, ensuring that you have a designated space in this bustling area.

Parking is provided by a garage at the end of the garden accessed via an access road to the rear. Conveniently, the garage has power and lighting.

With no onward chain, this home is ready for a new owner to make it their own without the delays often associated with property transactions. This semi-detached house is not just a property; it is a place where memories can be made and cherished for years to come. Don't miss the chance to explore the potential this home has to offer.



Situated in a quiet residential location a short stroll from Portslade Village with Mile Oak Primary & Peter Gladwin schools in close proximity. Local amenities located at Valley Road Parade or a few minutes drive to the Holmbush Centre where you will find Tescos, M&S and Next. Road networks are easily accessible and buses to and from the City Centre are within easy walking distance.



Entrance Porch
Entrance Hallway
Living/dining Room
26'3 x 10'10
Galley Kitchen
8'10 x 6'10
Stairs rising to
First Floor Landing
Bedroom
13'10 x 10'10
Bedroom
12'11 x 10'10
Bedroom
7'6 x 6'11
Family Bathroom

OUTSIDE

Front Garden

South facing Rear Garden

Store Room/Garage with Power
7'5 x 7'2

Property Information

Council Tax Band C: £2,182.92 2025/2026

Utilities: Mains Electric, Mains Gas, Mains water and sewerage

Parking: Un-restricted on street parking

Broadband: Standard 14 Mbps, Superfast 40 Mbps, Ultrafast 1800

Mbps available (Ofcom checker)

Mobile: Good coverage (Ofcom checker)

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.

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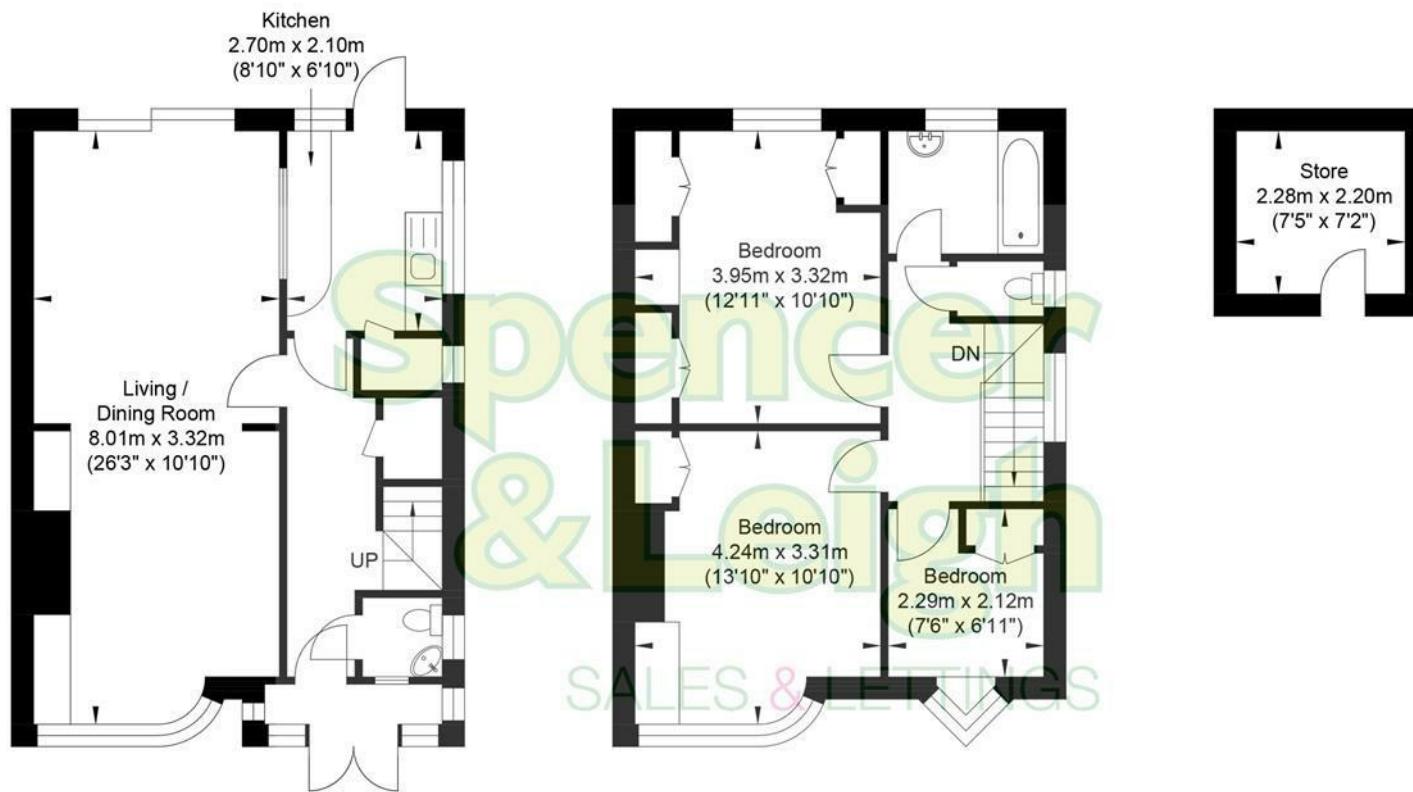
Council:- BHCC
Council Tax Band:- C

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		81
(69-80) C	74	
(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	

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Approximate Gross Internal Area (Excluding Store) = 85.95 sq m / 925.15 sq ft

Illustration for identification purposes only, measurements are approximate, not to scale.