

Hyman
Estate & Letting



Hill
Agent



14 Mile Oak Road, Southwick, West Sussex, BN42 4QE

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'Offers in Excess of' £599,999



An extended, detached house with enviable corner position



Hyman Hill are delighted to offer for sale this extended, detached house situated in a convenient residential location having been well maintained by the current vendors.

Occupying an enviable corner position, this four bedroom family home offers spacious, well presented and versatile accommodation to include to the ground floor; spacious bow fronted lounge with double doors leading to a contemporary full width open plan kitchen diner, lobby area leading to a ground floor bedroom being ideal for an elderly relative, teenager or student. To the first floor, there are three bedrooms and a contemporary shower room with separate WC.

Externally, there are gardens to three sides affording the opportunity to extend (stnc) and a private driveway leading to a garden (accessed from Greenways).

North Southwick is located at the foot of the South Downs National Park which is great for a stroll and ideal if you have a dog or enjoy mountain biking!

There is an independent convenience store located at Holmbush Way and at nearby Windmill Parade. Within easy reach is Holmbush Retail Park offering a complex of superstores including Tesco's Extra, Marks & Spencer's, McDonalds & Next along with a community swimming pool.

Southwick Square & Southwick Village Green are located below the Old Shoreham Road providing a range of corporate and independent shopping facilities as well as other amenities including library, community centre, community theatre, doctor's surgery and Railway Station proving coastal services east and west with links to London.

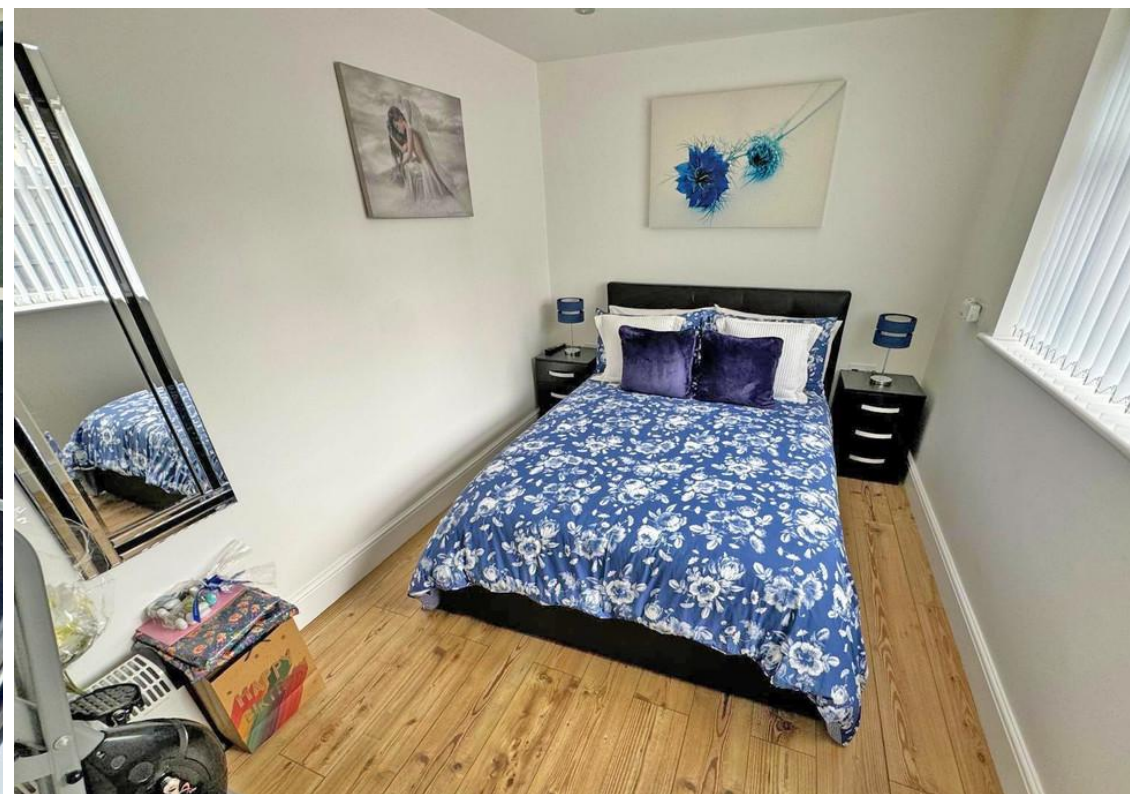
There are several primary schools nearby as well as Shoreham College and Shoreham Academy which has been categorised as 'outstanding' by Ofsted.

The property is also serviced by the number 46 bus route which provides access to The Holmbush Centre, Southwick Square, George Street, Hove and Brighton City Centre.

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- Extended & detached family house
 - Four bedrooms
 - Occupying an enviable corner position
 - Well presented throughout
 - Private driveway to garage
 - Deceptive, versatile accommodation
 - 18'3 kitchen/diner
 - Convenient residential location





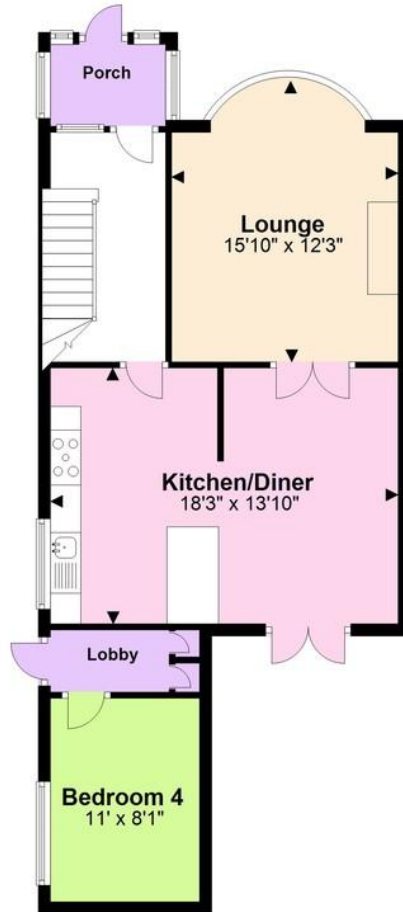






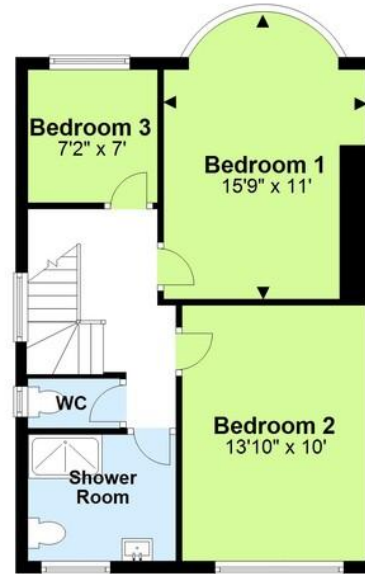
Ground Floor

Approx. 654.1 sq. feet



First Floor

Approx. 491.8 sq. feet



Total area: approx. 1146.0 sq. feet

For illustrative purposes only. Not to scale.
Plan produced using PlanUp.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		79 C
55-68	D	60 D	
39-54	E		
21-38	F		
1-20	G		

Useful Information

Council Tax Band: D- £2,310.40 per annum (2024/2025)

Tenure: Freehold

Local Authority: Adur Council



To book a viewing, or a valuation of your own property, get in touch with one of our experts.

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