

Hyman
Estate & Letting



Hill
Agent



40 Mile Oak Road, Southwick, West Sussex, BN42 4QH

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‘Offers in Excess of’ £450,000 - Freehold

A fantastic opportunity to purchase this much improved and extended detached ‘Barclay’ bungalow, ideally located in a convenient residential area within the catchment for the highly regarded Shoreham Academy, rated ‘Outstanding’ by Ofsted.

Deceptively spacious throughout, the property features a generous entrance hall, a bright 17' bay-fronted lounge/diner, three double bedrooms, a contemporary bathroom with separate WC, and a modern fitted kitchen opening into an extended dining area. From here, you enter into a stunning pergola, forming part of the property with a stone floor, creating a versatile indoor/outdoor living and entertaining space.

The garden, which boasts a favoured and sunny westerly aspect, includes a large patio area with the remainder being laid to lawn having raised sleeper borders. The outdoor space continues to impress with a detached garage that has been significantly improved and adapted to provide a multi-functional area—perfect for use as a home office, gym, guest room or teenage retreat. The original double doors remain in place, allowing easy conversion back to a traditional garage if desired. The pitched roof offers useful overhead storage, accessible from the front, while a generous cellar beneath—measuring approximately 7'7" square—adds further practical storage options. An independently accessed, full-width storage room is also located at the rear of the garage.

To the front, hardstanding provides off-road parking, with a shared block-paved driveway offering access to the garage and rear garden.

This home is Ideal for those looking to downsize without compromising on space, as well as families who may wish to explore the potential for a loft conversion (subject to necessary consents), as seen in similar homes of this style.

Southwick Village Green and Southwick Square are within easy walking distance, offering a comprehensive range of both corporate and independent shopping facilities. Amenities include a Waitrose supermarket, cafés, doctors' surgery, library, community centre, community theatre, churches, and convenient bus stops. For more extensive shopping, the nearby Holmbush Shopping Centre is home to M&S, Tesco Extra, and Next superstores.

Southwick railway station is also easily accessible, providing regular services to Brighton, London, and along the south coast. Bus routes 2 and 29 are available on the Old Shoreham Road, while the popular 700 Coastliner service runs along the coast road, offering further convenient travel options.

For those who enjoy the outdoors, the South Downs lie to the north, offering beautiful walks and cycle routes, while to the south, Southwick Beach provides the perfect spot for paddle boarding, swimming, or simply enjoying the sea air.

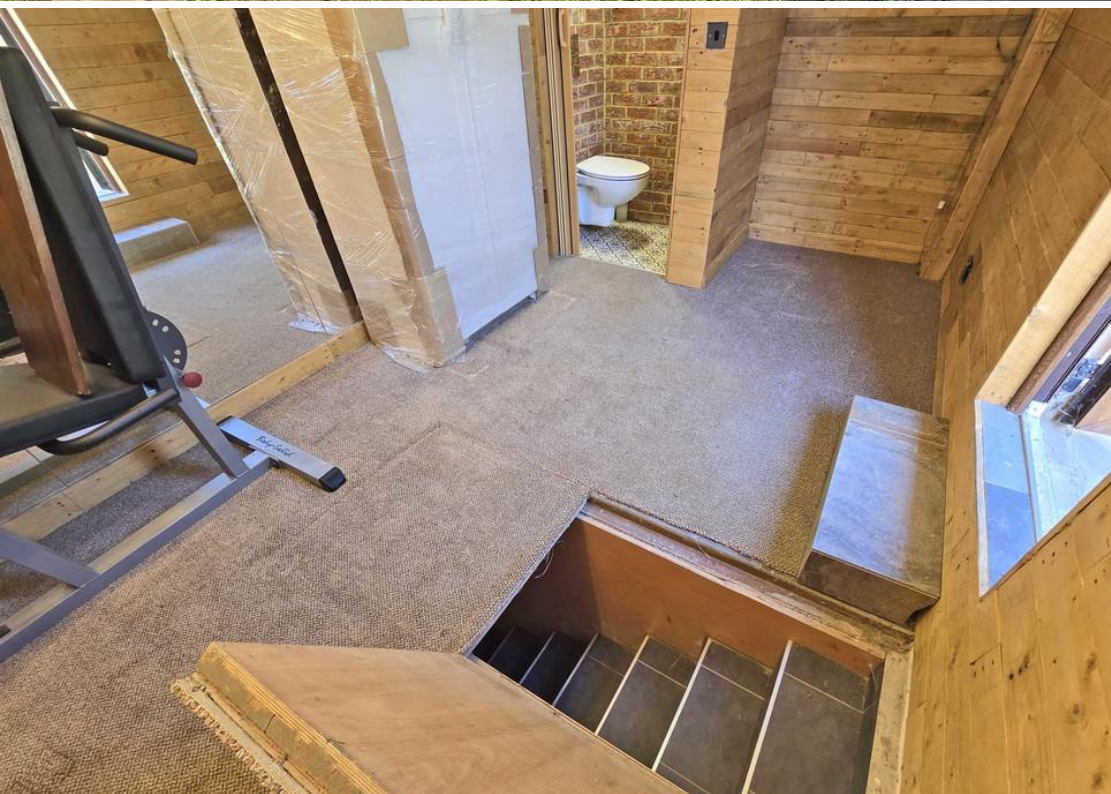
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- Detached ‘Barclay’ bungalow
 - Three double sized bedrooms
 - Very well presented throughout
 - Modern fitted kitchen leading to impressive dining area
 - 17' bay fronted lounge
 - Detached converted garage with cellar
 - Westerly aspect rear garden
 - Off road parking to front



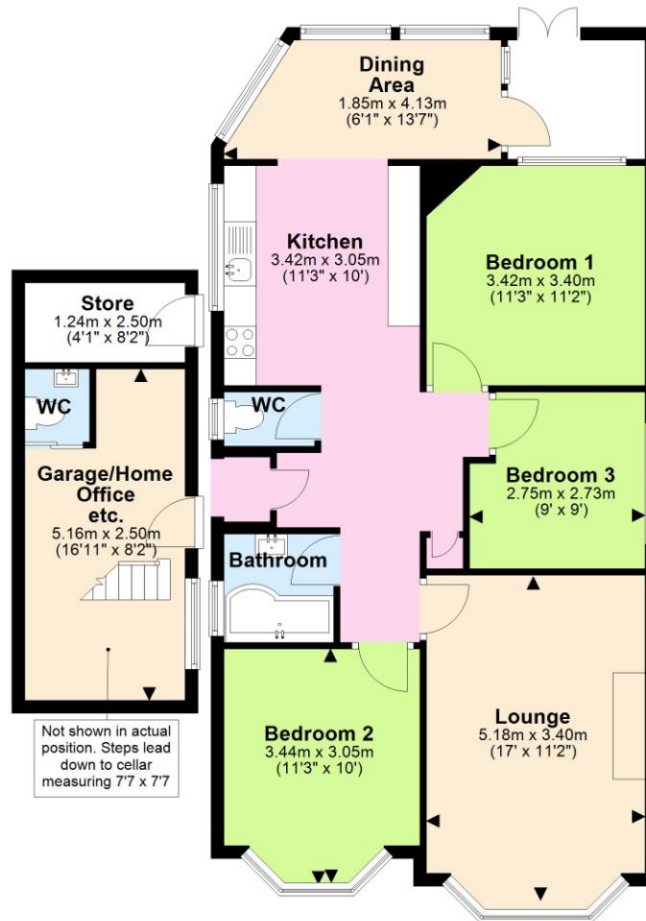








Ground Floor



Total area: approx. 99.2 sq. metres (1067.2 sq. feet)

TOTAL AREA DOES NOT INCLUDE OUTBUILDINGS. This floor plan is for illustrative purposes and is not drawn to scale. Any measurements, floor areas, openings and orientations are approximate and should not be relied upon and do not form part of any agreement. No liability is taken for error or misstatement. Any party must rely upon their own inspection.
Plan produced using PlanUp.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C		
55-68	D	55 D	
39-54	E		
21-38	F		
1-20	G		

Useful Information

Council Tax Band: Band D -
£2,420.25 per annum

Tenure: Freehold

Local Authority: Adur District
Council



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

Southwick – 01273 597730
info@hymanhill.co.uk

Shoreham – 01273 454511
shoreham@hymanhill.co.uk

Lettings – 01273 597730
lettings@hymanhill.co.uk

www.hymanhill.co.uk