



Mile Oak Road, Southwick
Offers Over £600,000



Mile Oak Road, Southwick

- 5 / 6 Double Bedroom Semi Detached House
- Large 2 Storey Side Extension
- Off Street Parking for 2 Cars
- Through Lounge Diner
- Extended Kitchen Breakfast Room
- Large Family Bathroom + additional GF Shower Room /W.C.
- Attractive Rear Garden with Side Gate
- Elevated Far Reaching Southerly Views

The Property

This well presented semi detached family home has had the benefit of a large 2 storey side extension and a loft room added by the current owners. The ground floor accommodation comprises of a large through lounge diner with french doors to the rear giving access to the rear garden, The extended kitchen is accessed from the lounge diner and hallway and is a modern fitted kitchen with a breakfast bar, double aspect windows and door to the rear garden. Also on the ground floor is an additional room that could be used as a bedroom or office and there is also a Ground Floor Shower room and W.C. plus a separate ground floor utility cupboard.

The first floor landing has a lovely feature side window that gives far reaching Southerly views towards the sea and the extended first floor accommodation comprises of 4 double bedrooms and a large family bathroom with a bath and separate walk in shower.

On the 2nd floor in to the converted loft there is a large bedroom with Velux windows allowing lots of natural light and there is access to eave storage space to 3 sides of the room.

Externally there is off street parking to the front for 2 cars and an attractive rear garden with large patio leading to a lawn with a timber shed to one corner and side gate giving access back to the front of the property.







Mile Oak Road, Southwick

A 5 / 6 Bedroom Semi Detached House That Has Had A 2 Storey Side Extension And Loft Room Added To Create A Huge Family Home With Parking And Rear Garden.

The Location

Mile Oak Road is a residential road that is conveniently located just North of the Old Shoreham Road Southwick and is located just under a mile from Southwick train station and within easy reach of Southwick Square with a good selection of cafes, restaurants and local shops.

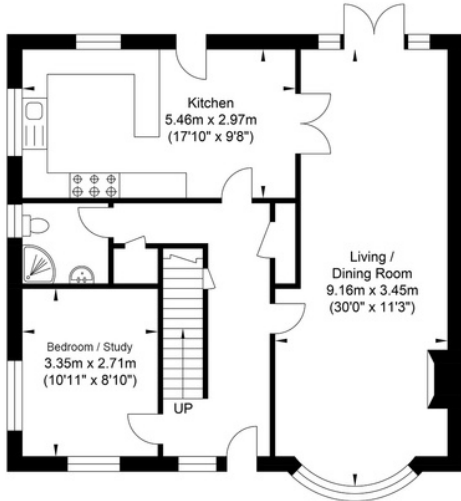
Surrounded by the coast, the Adur Valley and the South Downs, Southwick is the ideal location for those wanting the seaside / town experience but also wanting easy access to Brighton, Worthing & London from Southwick railway Station which is just down the road. Southwick beach with its lighthouse and access through the lock gates to the sea is also a short walk or cycle away.

Southwick Square is home to a number of independent shops such as the butchers, green grocers and hardware store as well as various deli's cafes a bakery and a lovely Italian restaurant. Larger stores such as M&S, Next and Tesco Extra can be found at the Holmbush Shopping Centre.

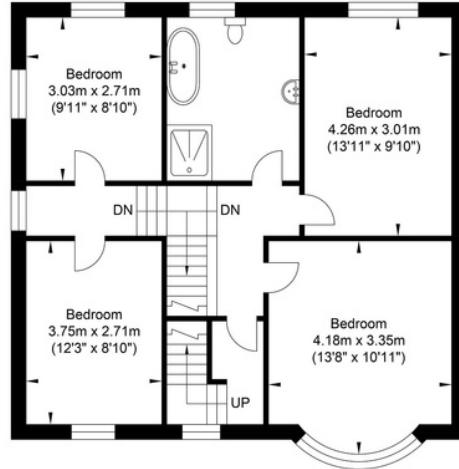
Shoreham is within easy reach along the coast with it's award winning monthly farmers' markets on East Street and independent shops to explore and enjoy. Over on to \Shoreham beach, you have the feel of a wild and private coastline offering a great entry into water sports or just a relaxing day with the family!



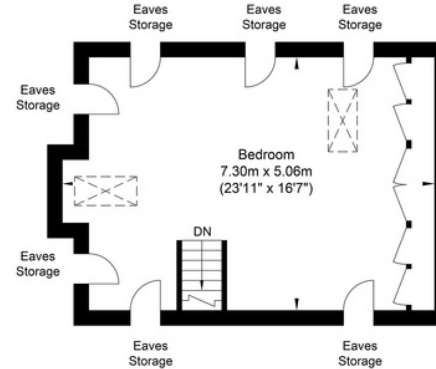
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Ground Floor
Approximate Floor Area
754.65 sq ft
(70.11 sq m)



First Floor
Approximate Floor Area
754.65 sq ft
(70.11 sq m)



Second Floor
Approximate Floor Area
383.51 sq ft
(35.63 sq m)



Approximate Gross Internal Area = 175.85 sq m / 1892.83 sq ft
Illustration for identification purposes only, measurements are approximate, not to scale.

Agents Notes

Tenure Freehold
Council Tax Band D

Energy Performance Certificate

Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C	75 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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