

Spencer  
& Leigh



18 Mile Oak Road, Southwick, Brighton, BN42 4QE



## 18 Mile Oak Road, Southwick, Brighton, BN42 4QE

Price £499,950 - Freehold

- Extended semi detached family home
- Three good sized bedrooms
- Cosy living room with bay window
- Spacious dining room leading into conservatory
- Modern fitted kitchen
- Secluded low maintenance rear garden
- Potential to extend into the loft STNC
- Private hardstanding at the front
- Garage
- Close to sought after schools

Situated in the charming Mile Oak Road in Southwick, Brighton, this extended semi-detached family home offers a delightful blend of comfort and modern living. Spanning an impressive 1,200 square feet, the property boasts three good sized bedrooms, making it an ideal choice for families seeking space and convenience.

Upon entering, you are welcomed into a cosy living room featuring a lovely bay window that fills the space with natural light. The spacious dining room seamlessly connects to a bright conservatory, creating an inviting area perfect for family gatherings or entertaining guests. The modern fitted kitchen is both stylish and functional, catering to all your culinary needs.

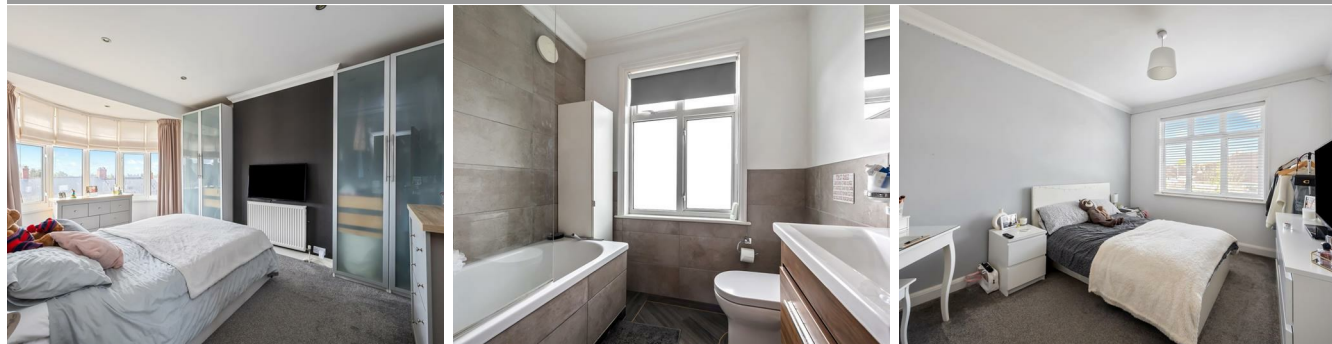
The family bathroom is tastefully designed, providing a serene retreat for relaxation. Additionally, there is potential to extend into the loft, subject to necessary planning consent, allowing for further enhancement of this already impressive home.

The property is complemented by a secluded, low-maintenance rear garden, ideal for enjoying the outdoors without the burden of extensive upkeep. At the front, a private hardstanding provides ample parking, along with a garage for added convenience.

Situated close to sought-after schools, this home is perfectly positioned for families looking to settle in a friendly community. With its blend of space, style, and potential, this property is a wonderful opportunity not to be missed.



Located in a quiet residential area with local shops in Mile Oak Road or Tesco's, M&S and Next a 10 minute drive away at Holmbush Centre. Road networks into and out of the city are easily accessible as are buses located on Mile Oak Road or Graham Avenue. Mile Oak Primary School is about a 15 minute walk away.



Entrance  
Entrance Hallway  
Living Room  
12'4 x 12'4  
Dining Room  
18'4 x 9'5  
Conservatory  
10'11 x 7'1  
Kitchen  
14'4 x 8'4  
G/f Cloakroom  
Stairs rising to First Floor  
Bedroom  
13'8 x 10'1  
Bedroom  
12'4 x 11'3  
Bedroom  
10'2 x 8'  
Family Bathroom  
OUTSIDE  
Rear Garden  
Garage  
17'9 x 9'10  
Property Information  
Council Tax Band Adur D: £2,310.10 2024/2025  
Utilities: Mains Gas, Mains Electric. Mains water and sewerage  
Parking: Garage, hardstand, shared driveway and un-restricted on street parking  
Broadband: Standard 16 Mbps, Superfast 80 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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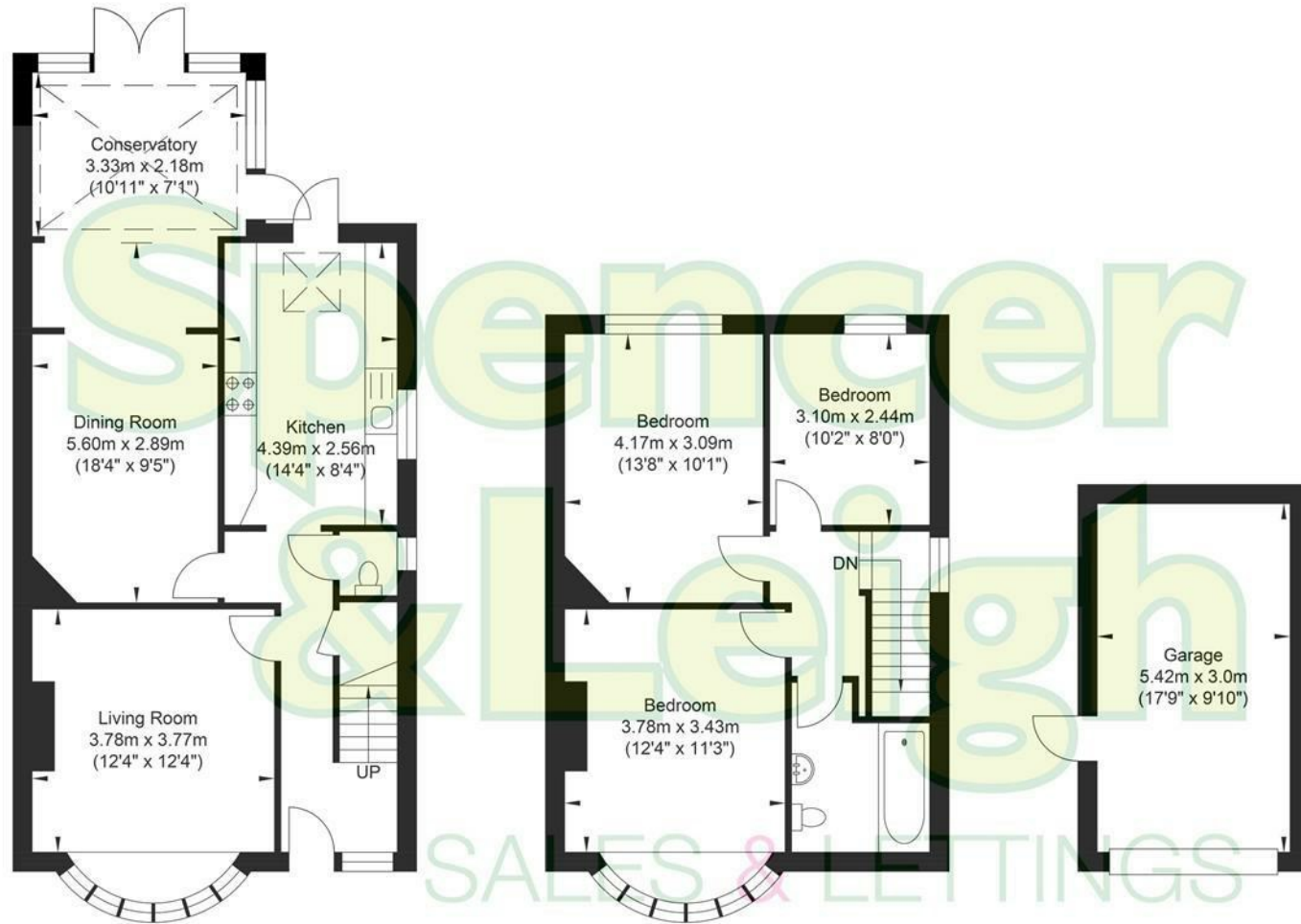
Council:- ADUR  
Council Tax Band:- D

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(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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# Mile Oak Road



Ground Floor  
Approximate Floor Area  
690.93 sq ft  
(64.19 sq m)

First Floor  
Approximate Floor Area  
509.13 sq ft  
(47.30 sq m)

Garage  
Approximate Floor Area  
175.02 sq ft  
(16.26 sq m)

Approximate Gross Internal Area (Excluding Garage) = 111.49 sq m / 1200.06 sq ft  
Illustration for identification purposes only, measurements are approximate, not to scale.

