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Estate & Letting



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Agent



35 Mile Oak Road, Southwick, West Sussex, BN42 4QG

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£425,000 - Freehold

A fantastic opportunity to purchase this deceptively spacious and extended family home, arranged over three floors and set in a convenient and highly sought-after area of Southwick.

Offered for sale with no onward chain, this well presented property provides generous and flexible living space ideal for modern family life. The ground floor features a bright and spacious 26ft bay-fronted lounge through diner with a working open fire, leading through bifold doors to a triple aspect conservatory with a solid roof – enjoying views of the garden year-round. A modern fitted kitchen completes the ground floor layout.

The first floor comprises three bedrooms and a shower room, while the second floor boasts a loft conversion, previously used as a private living space for a relative. This includes a lounge area that opens into a bedroom space, enhanced by a Juliette balcony offering beautiful rooftop views towards the sea.

Outside, the property continues to impress with a mature and secluded rear garden measuring approximately 115ft, complete with a summer house, multiple patio seating areas, and lawn having well-stocked borders with a variety of trees, shrubs, and flowers – an ideal space for families, gardening enthusiasts, or entertaining guests.

To the front, the property offers the added benefit of off-road parking.

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 providing 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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| <ul style="list-style-type: none">• Extended family home | <ul style="list-style-type: none">• Lounge through diner with conservatory |
| <ul style="list-style-type: none">• Deceptive accommodation arranged over three floors | <ul style="list-style-type: none">• Approx. 115 ft rear garden |
| <ul style="list-style-type: none"><ul style="list-style-type: none">• Four bedrooms, two bathrooms | <ul style="list-style-type: none"><ul style="list-style-type: none">• Off road parking |
| <ul style="list-style-type: none"><ul style="list-style-type: none">• Juliette balcony with stunning views | <ul style="list-style-type: none"><ul style="list-style-type: none">• No on-going chain |

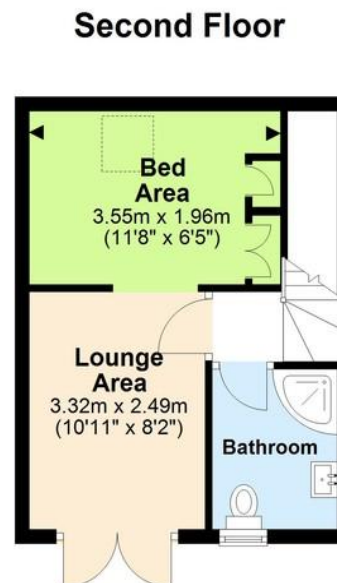
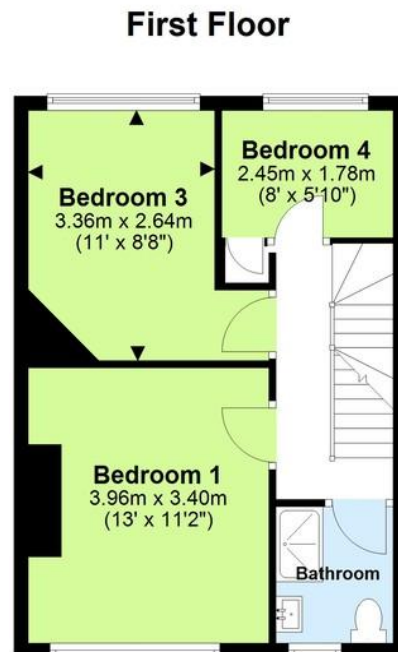
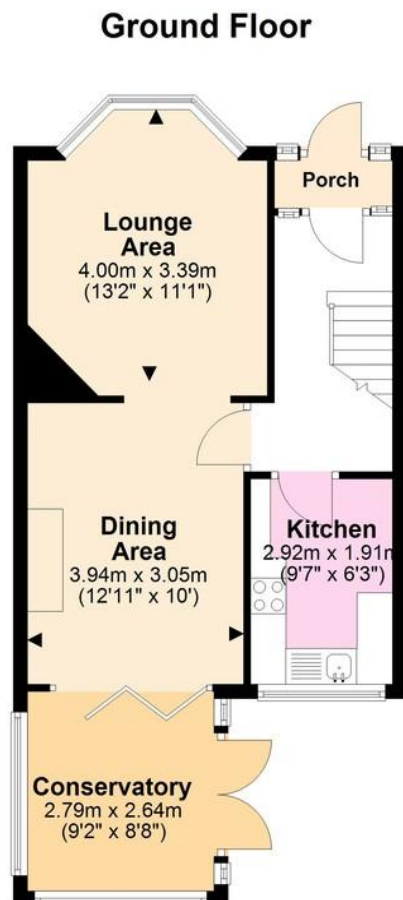












Total area: approx. 108.8 sq. metres (1171.1 sq. feet)

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		85 B
69-80	C	72 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Useful Information

Council Tax: Band C - £2,151.33 per annum (2025/2026)

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.

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