



5 Mile Oak Road, Southwick, West Sussex, BN42 4HF

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

Situated in a highly sought-after location, this extended three double bedroom semi-detached bungalow offers deceptively spacious accommodation, ideally positioned within easy reach of local shops, amenities, and highly regarded 'Outstanding' school catchments.

The heart of the home is the modern fitted 'L'-shaped open-plan kitchen/living/dining area measuring 20'3 x 16'8 - a perfect space for modern family living and entertaining. This impressive room is flooded with natural light thanks to bi-fold doors that open directly onto the delightful rear garden.

The master bedroom benefits from an en-suite shower room, while a separate modern fitted bathroom serves the remaining two bedrooms. Additionally, the loft space - accessed via a pull-down ladder - is currently used by the owners as a work-from-home office, complete with Velux windows providing natural light, making it a functional and flexible area.

Externally, the sunny and secluded south-easterly facing garden is a standout feature, with a patio area ideal for al fresco dining and the remainder mainly laid to lawn - perfect for families and children, complemented by mature and well-established borders. To the rear of the garden sits a large 'L'-shaped garage (22' x 18'4 at its longest points), thoughtfully converted into a gym and storage area, though it would equally suit a range of uses such as a home office, hobby

space or teenage den. To the front, there is off road parking for two cars provided by a block paved driveway together with access to an electric vehicle charging point, conveniently positioned in the side passage.

Southwick Village Green and Southwick Square are within easy walking distance offering a comprehensive range of corporate and independent shopping facilities with amenities including doctor's surgery, library, community centre, community theatre, churches and bus stops.

The Holmbush Shopping Centre which is home to M&S, Tesco's Extra and Next superstores is also close by for more extensive shopping.

Southwick railway station is also within easy reach providing access to Brighton, links to London and coastal services east and west.

There are several primary schools nearby as well as Shoreham College and the property is within the catchment of Shoreham Academy which has been categorised as 'outstanding' by Ofsted.

For those who enjoy spending time outside, the South Downs are located to the north affording beautiful long walks or bike rides. To the south, there is access to Southwick Beach via the Shoreham Port lock gates, where you can enjoy paddle boarding or a morning swim.

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- Extended semi detached bungalow
 - Three double bedrooms
 - 'L' shaped 20'3 x 18'9 open plan kitchen/living area
 - Modern fitted kitchen & bathroom
 - En-suite shower room to master bedroom
 - Spacious rear garden
 - 'L' shaped 22' x 18'5 garden room/garage
 - Easy reach of amenities & transport



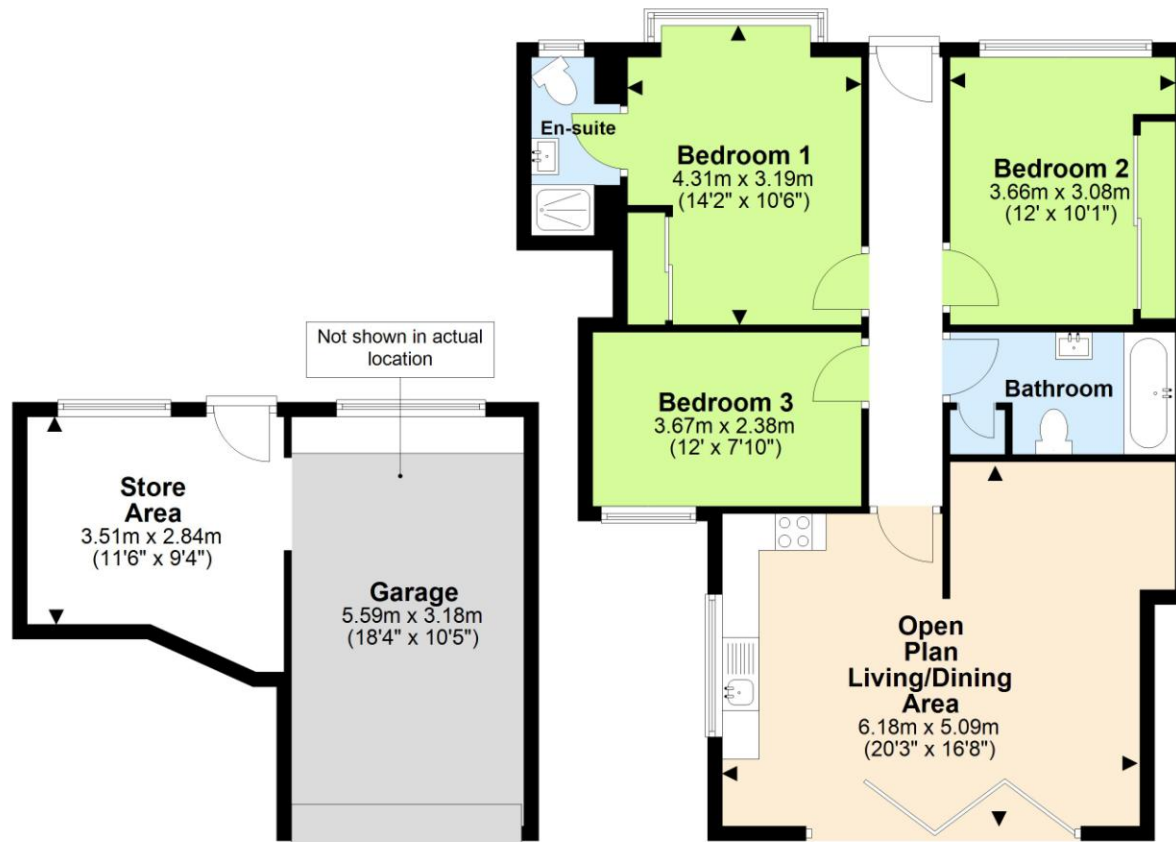








Ground Floor



Total area: approx. 86.8 sq. metres (934.0 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		86 B
69-80	C		
55-68	D	67 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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