



16 Millcroft Avenue, Southwick, West Sussex, BN42 4RU

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£350,000 - Freehold

Situated on a desirable road at the foot of the South Downs, this spacious two double bedroom semi-detached bungalow offers a rare chance to secure a home in a sought after and convenient setting. Whether you're looking to downsize or seeking a property with potential to grow, this home is ideally positioned and thoughtfully laid out to suit a variety of needs.

The accommodation includes a generous 19'3 lounge/diner, a bright and extended 14'7 dual-aspect kitchen with skylight, and a substantial 17' bay-fronted master bedroom. The second bedroom with feature Oriel window and family bathroom provide additional flexibility for guests, family, or home working.

Outside, the mature rear garden offers is laid to lawn, divided by meandering pathways, and established flower and shrub borders. A much sought after private driveway, accessed via Millcroft Gardens, leads to an extended 23'1 garage, offering excellent parking and storage.

With exciting potential to extend to the rear or into the loft (subject to necessary consents), and located within the catchment of 'Outstanding'-rated local schools, an early viewing is highly recommended for it to be fully appreciated.

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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- Semi detached bungalow
 - Two bedrooms
 - 19'3 lounge/diner
 - Extended 14'7 kitchen

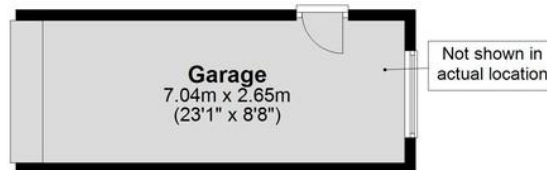
- Double glazing & gas central heating
 - Private driveway to 23'1 garage
 - No on-going chain
- Highly popular road - easy access to The Downs







Ground Floor



Total area: approx. 90.9 sq. metres (978.9 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		83 B
69-80	C		
55-68	D	55 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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