

Hyman
Estate & Letting



Hill
Agent



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

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'Offers in Excess of' £400,000 - Freehold

Hyman Hill are delighted to present for sale this extended and deceptively spacious four-bedroom family home, ideally located in a popular residential setting.

Within easy reach of local amenities and positioned in the catchment for the highly regarded '*Outstanding*' Ofsted-rated Shoreham Academy, this home offers generous and versatile accommodation arranged over three floors — making it perfect for growing families.

The ground floor features a spacious 26'2 dual-aspect, bay-fronted lounge/diner, and to the rear, an extended 19'10 x 14'9 L-shaped kitchen/breakfast room enjoys direct access to the garden via patio doors, creating a seamless indoor-outdoor living space.

On the first floor, there are two double bedrooms and a well-sized single bedroom, all served by the main family bathroom. The second floor has been thoughtfully converted to create a bright and airy double bedroom, complete with impressive views over chimney tops towards the sea, and its own independently accessed shower room — an ideal guest suite or teenager's retreat.

Outside, the property benefits from a lovely rear garden measuring approximately 100ft, with a combination of decking, patio and lawn. To the front, a block-paved driveway provides off-road parking for two vehicles.

Southwick Village Green and Southwick Square are within easy walking distance, offering a comprehensive range of both corporate and independent shopping facilities. Amenities include a Waitrose supermarket, cafés, doctors' surgery, library, community centre, community theatre, churches, and convenient bus stops. For more extensive shopping, the nearby Holmbush Shopping Centre is home to M&S, Tesco Extra, and Next superstores.

Southwick railway station is also easily accessible, providing regular services to Brighton, London, and along the south coast. Bus routes 2 and 29 are available on the Old Shoreham Road, while the popular 700 Coastliner service runs along the coast road, offering further convenient travel options. For those who enjoy the outdoors, the South Downs lie to the north, offering beautiful walks and cycle routes, while to the south, Southwick Beach provides the perfect spot for paddle boarding, swimming, or simply enjoying the sea air.

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- Extended end of terrace family home
 - Arranged over three floors
 - Four bedrooms
 - Bathroom & shower room

- Extended 'L' shaped 19'10 x 14'9 kitchen/b'fast room
 - 26'2 bay fronted lounge/diner
 - Approx. 100ft rear garden
 - Off road parking

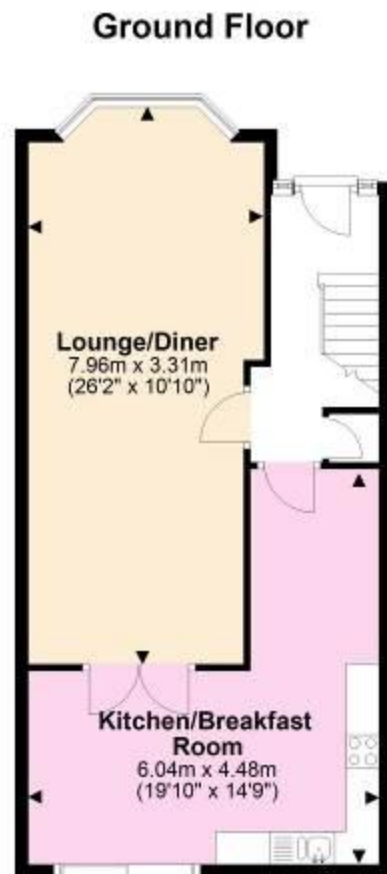












Total area: approx. 115.6 sq. metres (1244.4 sq. feet)

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		
69-80	C		76 C
55-68	D	61 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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