



Mile Oak Road | Southwick | BN42 4QE

Offers Over £575,000





We are delighted to offer for sale this spacious and well presented detached family home situated in this popular residential Southwick location benefitting from a corner plot.



Property details: Mile Oak Road | Southwick | BN42 4QE

Key Features

- Detached Four Bedroom Family House
- Versatile Living Accommodation
- Detached Garage
- Off Road Parking (Accessed From Greenways)
- Separate Lounge
- Open Plan Kitchen/Dining Room
- Ground Floor Bedroom
- Wrap Around Corner Plot
- Well Presented Through Out
- Within Half A Mile Of Access To Walks Over South Downs



4 Bedrooms



1 Bathroom



2 Reception Rooms

INTERNAL

STORM PORCH Comprising pvcu double glazed windows, pvcu double glazed door through to:-

SPACIOUS ENTRANCE HALL Comprising obscure glass pvcu double glazed window, contemporary radiator, lvt flooring, recessed spotlights, stairs to first floor, under stairs storage cupboard, door through to:-

OPEN PLAN KITCHEN/DINING ROOM

Kitchen area: North/East aspect. Comprising pvcu double glazed window, lvt flooring, range of contemporary fitted cupboards and drawers with square edge work surface, inset stainless steel single bowl sink unit with contemporary mixer tap, space for range style oven/cooker with extractor fan over, built in eye level microwave, recessed spotlights.

Dining Area: North/West aspect. Comprising pvcu double glazed double doors out to rear garden, lvt flooring, contemporary radiator, space for freestanding American style fridge/freezer, double door through to:-

SEPERATE LOUNGE South/East aspect. Comprising pvcu double glazed bay window, lvt flooring, contemporary curved radiator, feature wall mounted fire, recessed spotlights.

INTERNAL HALLWAY North/East aspect. Comprising lvt flooring, pvcu double glazed door to rear garden, built in storage cupboards, door through to:-

GROUND FLOOR BEDROOM North/East aspect. Comprising pvcu double glazed window, lvt flooring, contemporary radiator, recessed spotlights.

FIRST FLOOR LANDING North/East aspect. Comprising feature stained glass leaded light window, loft hatch access.

BEDROOM ONE South/East aspect. Comprising pvcu double glazed bay window, lvt flooring, contemporary radiator, recessed spotlights.

BEDROOM TWO North/West aspect. Comprising pvcu double glazed window, lvt flooring, contemporary radiator, recessed spotlights.

BEDROOM THREE South/East aspect. Comprising pvcu double glazed window, contemporary radiator, laminate flooring, recessed spotlights.

MODERN FAMILY BATHROOM North/West aspect. Comprising obscure glass pvcu double glazed window, lvt flooring, step in shower cubicle with integrated shower with shower attachment, contemporary low flush wc, hand wash basin set into vanity unit with storage below, contemporary wall mounted heated towel rail, fully tiled walls, recessed spotlights, extractor fan.

SEPARATE WC North/East aspect. Comprising obscure glass pvcu double glazed window, low flush wc, wall mounted heated towel rail, fully tiled walls, recessed spotlights.

EXTERNAL

FRONT GARDEN Being well maintained having block paved pathway leading to front porch leading around to side access gate, also having laid to lawn areas.

LOW MAINTENANCE REAR GARDEN Being laid to block paving for ease of maintenance having spacious areas to the side and rear, further raised paved area providing ample space for seating/entertaining, timber built shed, timber built summer house, gate to side access, gate to rear leading onto off road parking space, being fence enclosed.

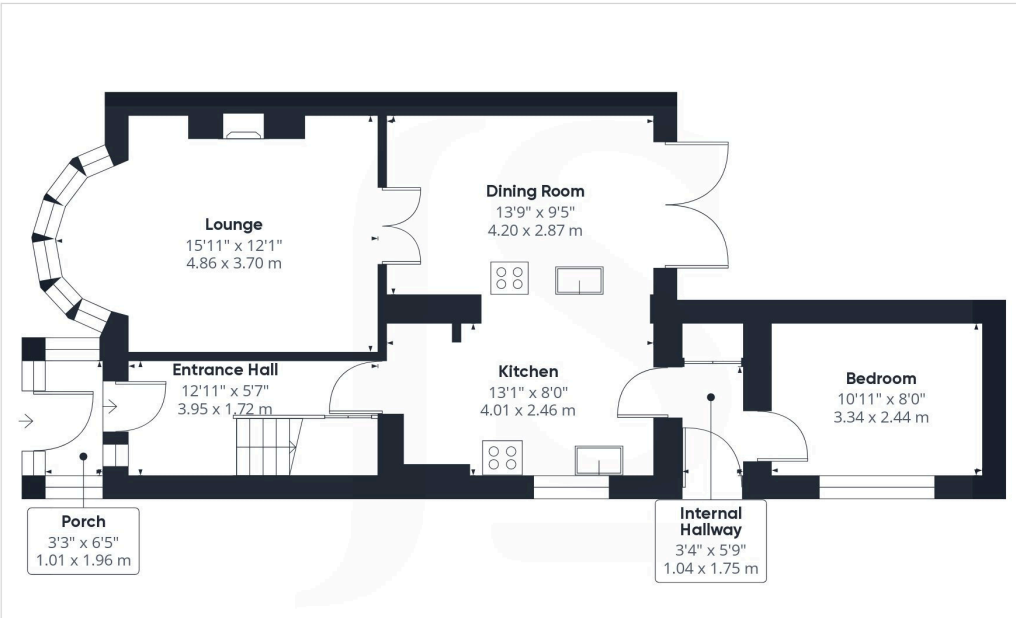
OFF STREET PARKING & GARAGE To the rear of the property accessed via Greenways, having an up and over door and the benefit of power and lighting.

LOCATION

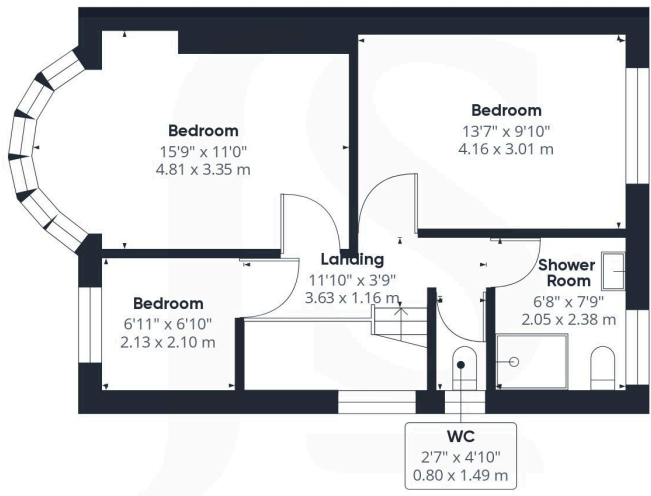
Being North of the Old Shoreham Road, Southwick on the Mile Oak Road. Access to the South Downs is just up the hill and within half a mile there are local shops at Windmill Parade. Further comprehensive shopping facilities can be find approximately 1 mile away in Southwick Square along with library, health centre and railway station.



To book a viewing contact us on: 01273 441341 | shoreham@jacobs-steel.co.uk | jacobs-steel.co.uk



Floor 0 Building 1



Floor 1 Building 1



Floor 0 Building 2



Energy Efficiency Rating

| | Current | Potential |
|---|-------------------------|-----------|
| Very energy efficient - lower running costs | | |
| (92 plus) A | | |
| (81-91) B | | |
| (69-80) C | | 79 |
| (55-68) D | 60 | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| Not energy efficient - higher running costs | | |
| England & Wales | EU Directive 2002/91/EC | |

Property Details:

Floor area (as quoted by EPC: 1119sqft

Tenure: Freehold

Council tax band: D

Whilst we endeavour to make our property particulars accurate and reliable, we have not carried out a detailed survey. If there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information for you, particularly if you are contemplating travelling some distance. Whilst every effort has been made to ensure that any floorplans are correct and drawn as accurately as possible, they are to be used for layout and identification purposes only and are not drawn to scale. The services, where applicable, including electrical equipment and other appliances have not been tested and no warranty can be given that they are in working order, even where described in these particulars. Carpets, curtains, furnishings, gas fires, electrical goods/fittings or other fixtures, unless expressly mentioned, are not necessarily included with the property.