



Wilmot Road | Shoreham by Sea | BN43 6BN
Offers Over £400,000





We are delighted to offer for sale this three bedroom semi detached house with off street parking in this popular Shoreham Location close to the Holmbush Centre.



Key Features

- Good Size Rear Garden With Separate Office
- Modern Shower Room
- Modern Fitted Kitchen
- Close To Holmbush Centre
- No Onward Chain
- Ground Floor Wc
- Separate Lean To & Utility Area
- Hive Heating & Lighting System
- Conservatory
- Three Bedroom Semi Detached House



3 Bedrooms



1 Bathroom



1 Reception Room

INTERNAL

Pvcu double glazed front door opening into:-

ENTRANCE PORCH Comprising tiled flooring, two opening window, key box, space for freestanding shelving units, space for cloaks area, pvcu double glazed door leading through to :-

ENTRANCE HALLWAY Comprising laminate flooring, upstanding radiator, access to understairs storage cupboard, wall mounted cupboard housing electric fuseboard & meters.

GROUND FLOOR WC Comprising laminate flooring, low flush wc, pedestal hand wash basin with mixer tap and vanity unit below, recessed shelving, single light fitting.

MODERN FITTED KITCHEN - 3m x 2.39m (9'10" x 7'10") North aspect. Comprising integrated eye level oven and grill, matching integrated fridge and freezer units, five ring gas burning hob with extractor fan above, space and provision for washing machine, inset single drainer sink unit with boiling tap, tiled splashback, spotlights, door through to:-

OPEN PLAN LOUNGE/DINER - 6.4m x 3.2m (21'0" x 10'6") South and North aspect. Comprising laminate flooring, two radiators, pvcu double glazed window, double opening doors out onto:-

CONSERVATORY EXTENSION - 5.69m x 3m (18'8" x 9'10") North, West & East aspect. Comprising tile effect flooring, television point, four ceiling mounted skylights, square edge laminate work surface with cupboards below, two ring induction hob with extractor fan above, inset one and a half bowl single drainer sink unit with mixer tap, undercounter storage cupboards, wall mounted electric heater.

FIRST FLOOR LANDING East aspect. Comprising carpeted flooring, radiator, wall mounted heating control panel, loft hatch access, fitted storage cupboard housing Worcester Bosch combination boiler with recessed shelving below, spotlights.

MASTER BEDROOM - 3.4m x 3.4m (11'2" x 11'2") North aspect. Comprising of laminate flooring, fitted storage cupboard with various recessed shelving units, fitted double wardrobe with various hanging rails and shelving, pvcu double glazed windows.

BEDROOM TWO - 3.3m x 3m (10'10" x 9'10") South aspect. Comprising carpeted flooring, radiator, pvcu double glazed window, television point, range of fitted wardrobes with various hanging rails and shelving, one wardrobe also housing a pull out bed, spotlights.

BEDROOM THREE - 1.78m x 2.06m (5'10" x 6'9") South aspect. Comprising carpeted flooring, radiator, pvcu double glazed window, spotlights, fitted storage cupboard having various recessed shelving units, television point.

FAMILY SHOWER ROOM - 2.21m x 2.01m (7'3" x 6'7") North aspect. Comprising tiled flooring with under floor heating, fitted double width shower cubicle having an integrated power shower with rainforest fall shower head and recessed shelving, extractor fan, pvcu double glazed obscure glass windows, chrome ladder style heated towel rail, luxurious hand wash basin with mixer tap and vanity unit below, wall mounted de-misting mirror, low flush wc, fully tiled walls.

EXTERNAL

FRONT GARDEN Mainly laid to block paving providing off street parking for approximately two vehicles, also benefitting from area laid with mature shrub and plant borders, gated side access.

LEAN TO Access via door at the front of the property, two storage cupboards, external power point.

UTILITY ROOM

REAR GARDEN Decked area leading onto large earth area leading onto further decked area having various mature shrub tree and plant borders, timber built shed. Outside office space, currently set up as gym. Fence enclosed.

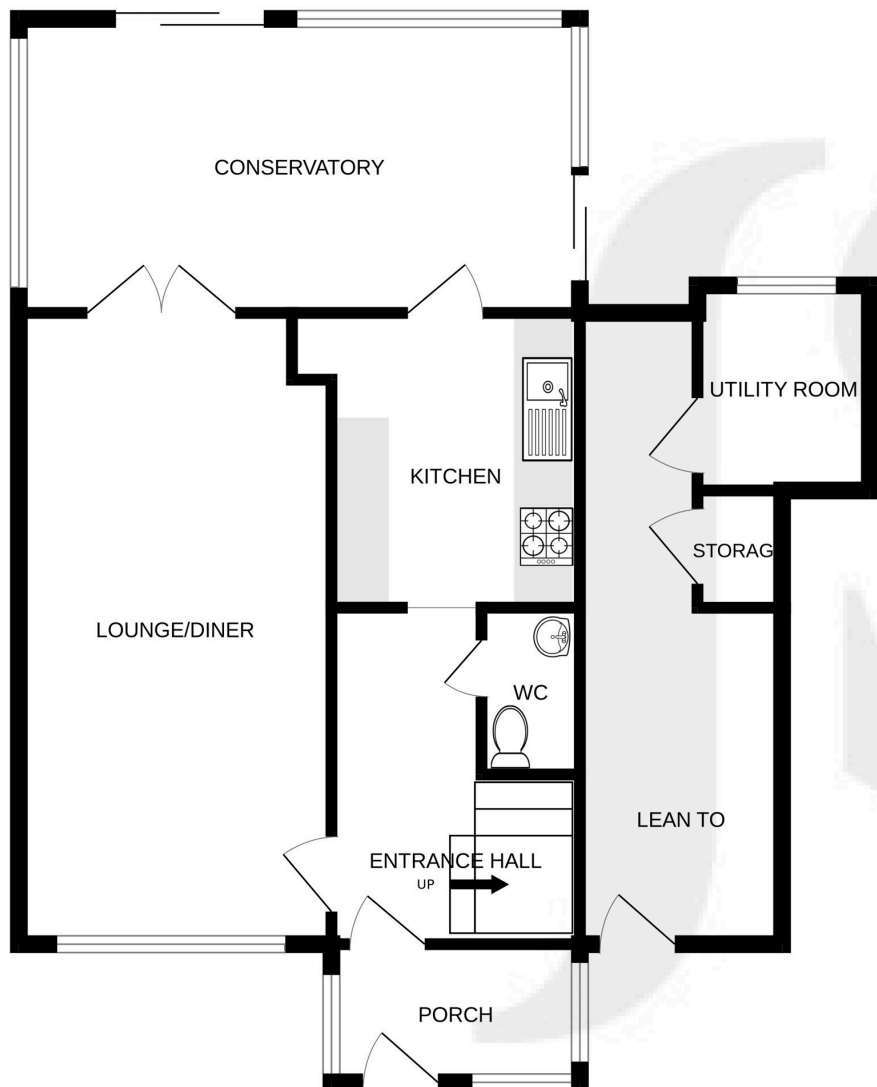
LOCATION

Situated in east Shoreham and within easy access to Holmbush Centre (Tesco's, Marks & Spencer's & Next). The centre of Shoreham, with its mainline railway station, health centre, library and comprehensive shopping facilities, is approximately 1 1/2 miles distant. Kingston Beach and walks over the South Downs are both close at hand.

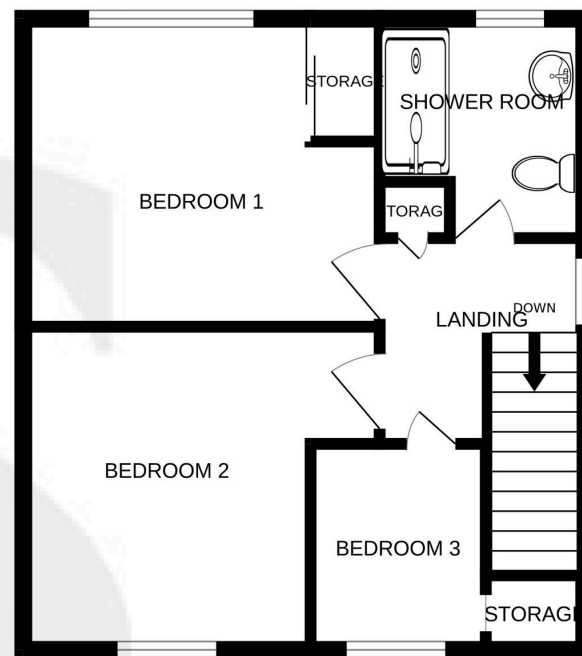


To book a viewing contact us on: 01273 441341 | shoreham@jacobs-steel.co.uk | jacobs-steel.co.uk

GROUND FLOOR



FIRST FLOOR



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		87
(69-80) C	70	
(55-68) D		
(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): 797sqft

Tenure: Freehold

Council tax band: B

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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