



Wilmot Road | Shoreham by Sea | BN43 6BN

Offers Over £425,000





We are delighted to offer for sale this spacious and extended three bedroom semi detached house situated on this generous size corner plot.



Key Features

- Shoreham Academy Catchment Area
- Good Size Rear Garden
- Corner Plot Location
- Open Plan Lounge/Diner
- Well Extended L Shaped Kitchen/Diner
- Family Bathroom
- Scope To Improve And Extend (Stnpc)
- Local Shops Close By



3 Bedrooms



1 Bathroom



2 Reception Rooms

INTERNAL

EXPOSED PORCH Comprising pvcu double glazed door through to:-

SPACIOUS ENTRANCE HALL Comprising pvcu double glazed window, radiator with attractive wood surround, coving, understairs storage cupboard, built in cupboard housing electric meter.

OPEN PLAN LOUNGE South aspect. Comprising pvcu double glazed window, radiator, feature fireplace with granite hearth and attractive wood surround, coving, two wall mounted lights, picture rail, opening to:-

OPEN PLAN DINING AREA North aspect. Comprising double doors, radiator, coving, picture rail.

EXTENDED L SHAPED KITCHEN/DINING ROOM North and East aspect. Comprising three pvcu double glazed windows, two pvcu double glazed doors leading out to side and rear access, roll edge laminate work surfaces with cupboards below, matching eye level cupboards, part tiled splashbacks, inset one and a half bowl sink unit with mixer tap, matching integrated Bosch dishwasher, provision for washing machine, space for fridge/freezer, space for range cooker with extractor fan over, laminate worksurface breakfast bar with seating for four, vinyl flooring, sunken spotlights, coving, two radiators.

FIRST FLOOR LANDING Comprising loft hatch access with pull down ladder, being part boarded. Obscure glass pvcu double glazed window, coving.

BEDROOM ONE South aspect. Comprising pvcu double glazed window, matching fitted wardrobes with hanging rail and shelving, radiator.

BEDROOM TWO North aspect benefitting from distant downland views. Comprising pvcu double glazed window, radiator.

BEDROOM THREE South aspect. Comprising pvcu double glazed window, radiator, built in wardrobe with hanging rail and shelving.

DOUBLE ASPECT FAMILY BATHROOM East and North aspect. Comprising two obscure glass pvcu double glazed windows, panel enclosed bath, low flush wc, large walk in shower cubicle having a wall mounted electric Triton shower being fully tiled. Pedestal hand wash basin, wall mounted heated towel rail, part tiled walls, sunken spotlights, coving.

EXTERNAL

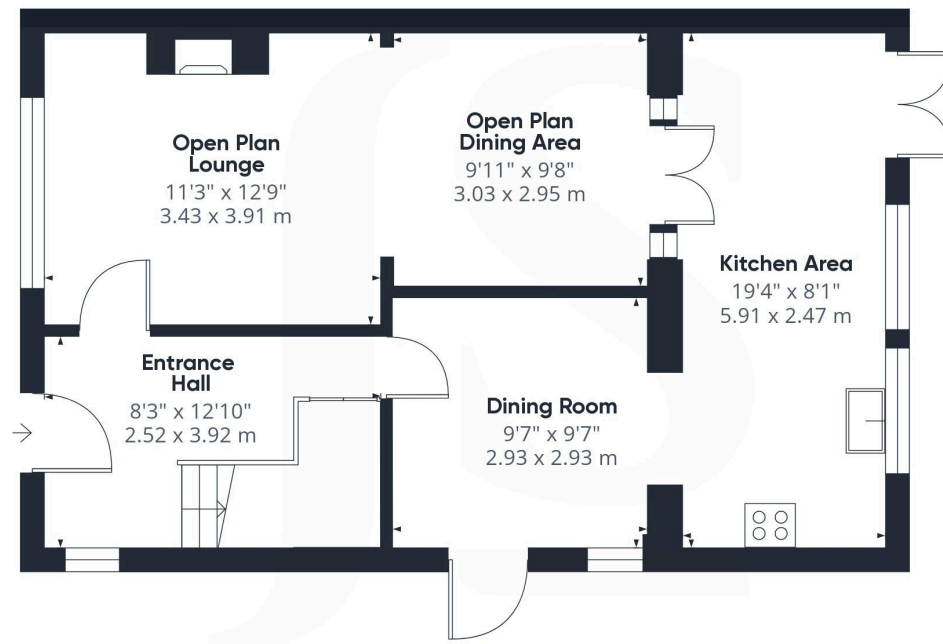
FRONT & SIDE GARDEN Large paved walkway onto artificial turf having various shrub and plant borders, wall mounted light.

GOOD SIZE REAR GARDEN Large block paved area stepping up onto further paved area leading to artificial turf area having various shrub, tree and plant borders, timber built shed, outside tap.

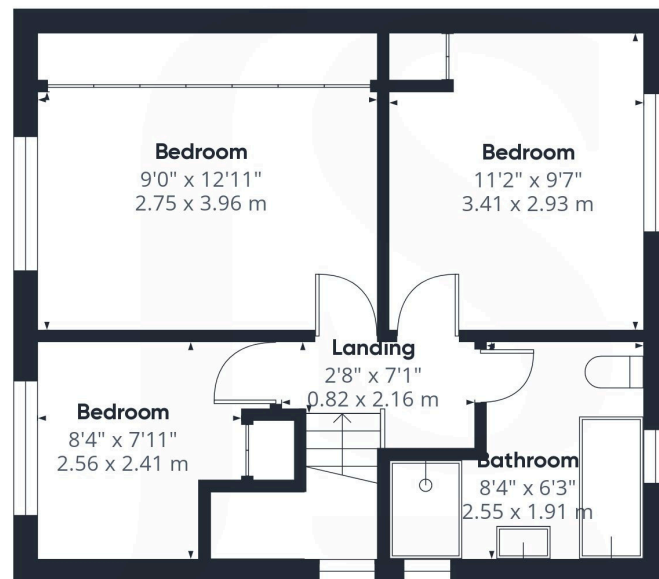
LOCATION

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.





Floor 0



Floor 1



Property Details:

Floor area (as quoted by EPC: tbc sqft)

Tenure: Freehold

Council tax band: C

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.