



Wilmot Road | Shoreham by Sea | BN43 6BN

Guide Price £350,000





We are delighted to offer for sale this two bedroom semi detached house situated in this convenient residential location.





# Key Features

- Scope For Improvement
- Conservatory
- No On Going Chain
- Useful Outbuilding
- Good School Catchment Area
- Large Diner
- Situated On Level Ground
- Inspection Is a Must



**2 Bedrooms**



**1 Bathroom**



**1 Reception Room**

## INTERNAL

Pvcu double glazed front door through to:-

SPACIOUS ENTRANCE HALL Comprising radiator, wall mounted heated control panel, pvcu double glazed window with fitted shutter blind, built in cupboard housing electric meter, understairs storage cupboard, coving.

SPACIOUS LOUNGE / DINING ROOM North and South aspect. Comprising three pvcu double glazed windows, pvcu double glazed double doors leading to rear conservatory, feature granite fireplace having an inset gas fire, radiator, coving, two wall mounted lights, door leading to:-

DUAL ASPECT KITCHEN / BREAKFAST ROOM North and West aspect. Comprising obscure glazed pvcu double glazed door leading out onto side access, pvcu double glazed window, roll edge laminate work surfaces with cupboards below, matching eye level cupboards, radiator, inset stainless steel single drainer sink unit, inset four ring electric hob with oven below, part tiled splashbacks, coving, space and provision for washing machine and fridge/freezer. Built in cupboard housing wall mounted gas meter with cupboard over. Pantry cupboard with pvcu double glazed window, shelving and cupboard over.

DUAL ASPECT CONSERVATORY West and North aspect. Comprising pvcu double glazed windows with fitted blinds, pvcu double glazed double doors leading out on to rear garden.

FIRST FLOOR LANDING Comprising loft hatch access, pvcu double glazed window with fitted shutter blinds, cupboard with slatted shelving.

SEPERATE WC West aspect. Comprising obscure glass pvcu double glazed window, low flush wc, fully tiled walls, coving.

BATHROOM Comprising hand wash basin with vanity unit below, shower cubicle with shower attachment over, tiled walls, pvcu double glazed window.

BEDROOM ONE South aspect. Comprising two pvcu double glazed windows with fitted shutter blinds, radiator, coving, built in storage cupboard with shelving.

BEDROOM TWO North aspect. Comprising pvcu double glazed window with fitted shutter blind, radiator, coving, built in cupboard housing wall mounted Vaillant combination boiler.

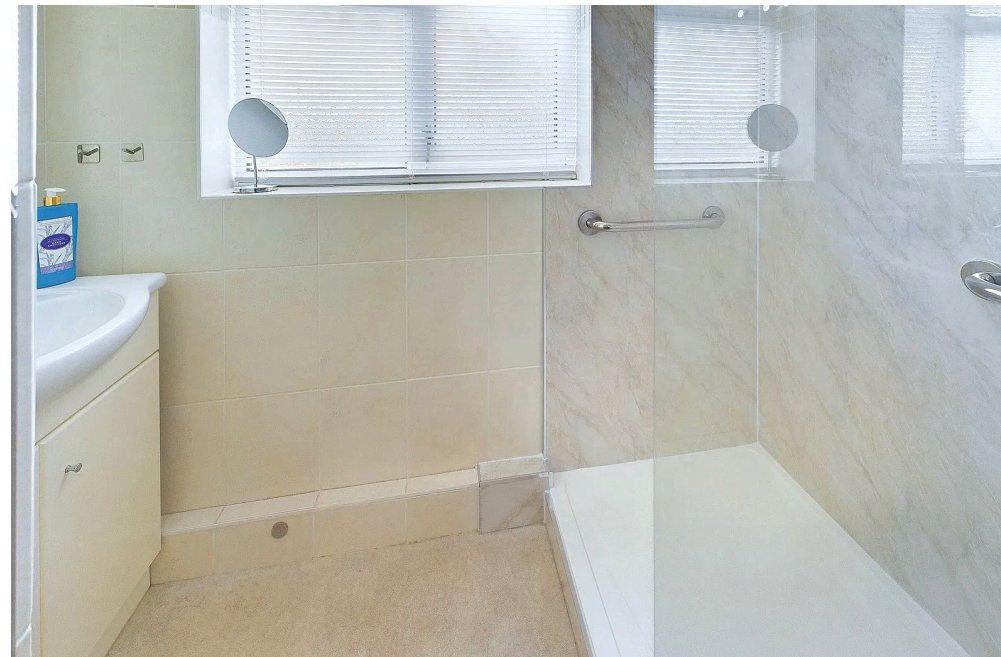
## EXTERNAL

FRONT GARDEN Comprising paved walk way onto laid chip stone having various shrub and plant boarders, dwarf wall enclosed, gate to side access, wall mounted light.

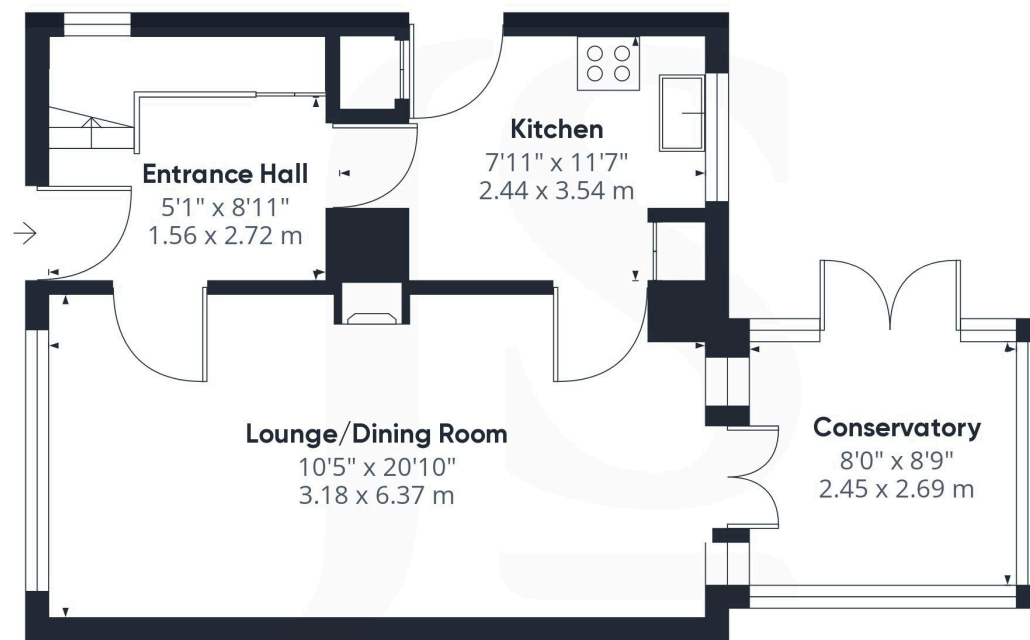
REAR GARDEN Comprising two brick built out buildings benefitting from power and lighting, large paved area stepping down onto large lawned area having various mature plant, tree and shrub boarders, six palm trees, outside tap, fence and wall enclosed.

## LOCATION

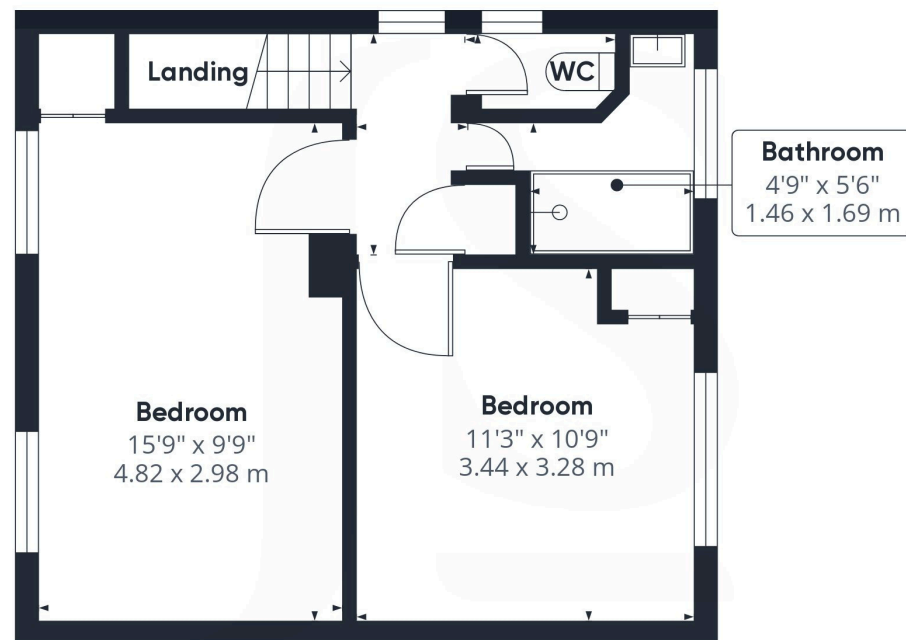
Situated in East Shoreham and within easy access to Holmbush Centre (Tesco's, Marks & Spencer's & Next). The centre of Shoreham, with its mainline railway station, health centre, library and comprehensive shopping facilities, is approximately 1 1/2 miles distant. Kingston Beach and walks over the South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



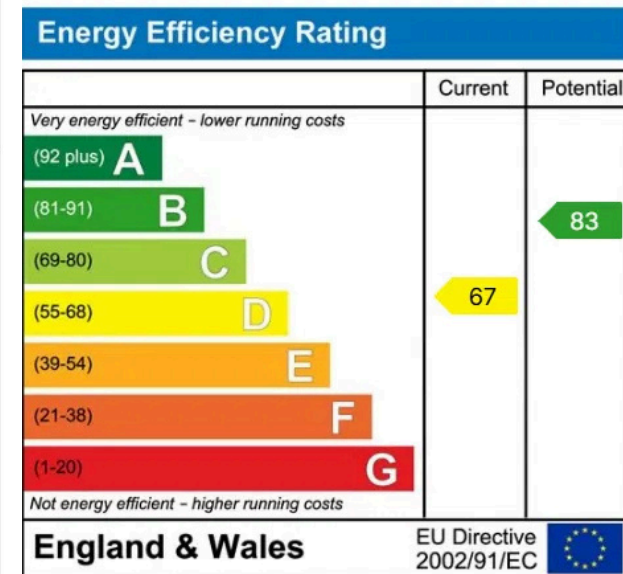




Floor 0



Floor 1



## Property Details:

Floor area (as quoted by EPC: 872 sqft)

Tenure: Freehold

Council tax band: B

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.