



4a Wilmot Road, Shoreham by Sea, West Sussex, BN43 6BN

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£550,000

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Built in 2022 this beautifully presented FOUR BEDROOM detached family home sold with NO CHAIN

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Hyman Hill is delighted to offer for sale this beautifully presented FOUR BEDROOM detached family home located in SHOREHAM ACADEMY CATCHMENT.

Having an open plan ground floor this property benefits from a lovely lounge dining room with a well-presented kitchen with feature island, utility room and cloakroom. The first floor has two bedrooms and bathroom. The second floor has two bedrooms and a shower room.

Accessed via bifold doors there is an easy maintenance rear garden and off road parking for several cars to the front with a electric car charging point.

Being sold with NO CHAIN this property is a must for families.

Shoreham-by-Sea is a charming, historic town, 7 miles west of Brighton and 6 miles east of Worthing. The town centre is vibrant offering lots of independent and corporate shops, cafes, pubs and restaurants. The Holmbush Shopping Centre can be found close by providing a large M&S, Next and Tesco.

There is excellent access to the east/west A27 & M23 and public transport services including Shoreham-by-Sea mainline railway station is only a short walk away offering direct trains to Brighton, London and to the west.

The property is in catchment of Primary & Secondary schools, including popular Shoreham Academy with its 'Outstanding' Ofsted rating.

Shoreham by Sea also benefits from a highly popular Beach, South Downs National Park and River Adur affording fantastic water sports and walking opportunities

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- Detached family home
    - Four bedrooms
  - Bathroom plus Shower room
  - Ground floor cloakroom

- Beautiful open plan ground floor
  - Built in 2022
- Easy maintenance rear garden
- Shoreham academy catchment









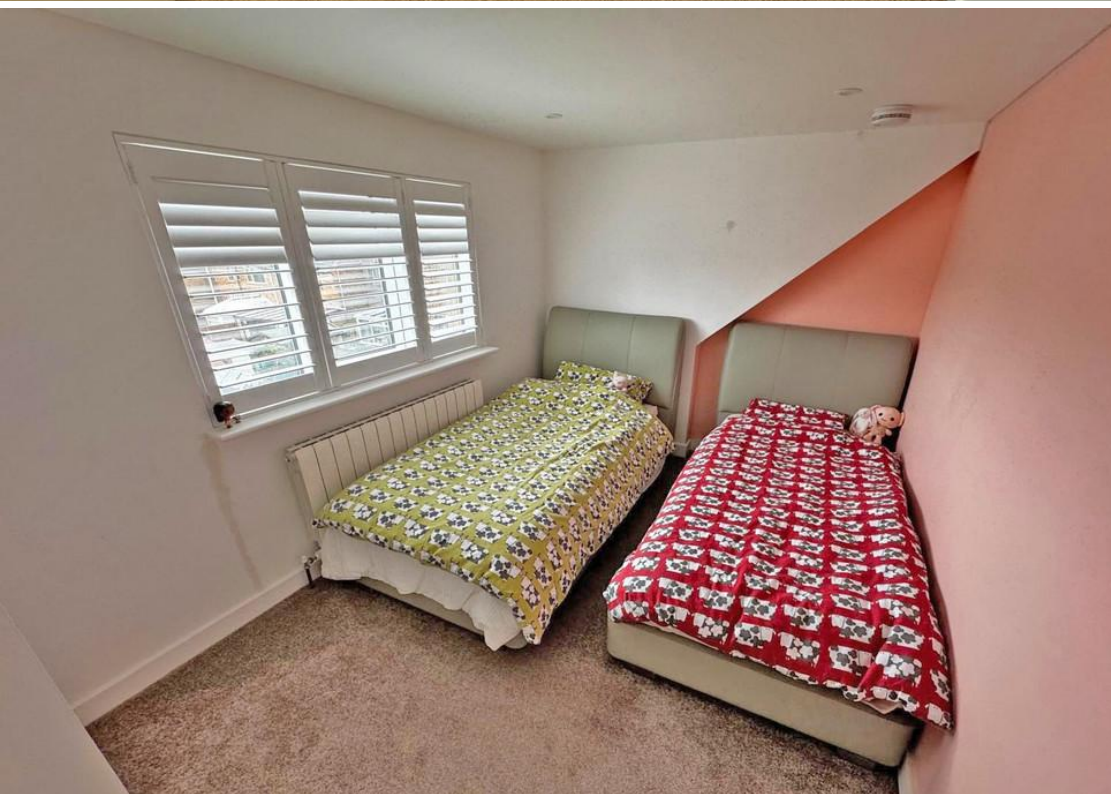




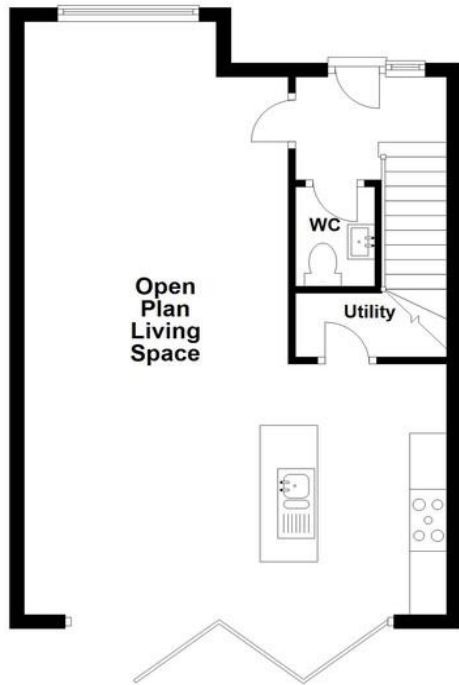




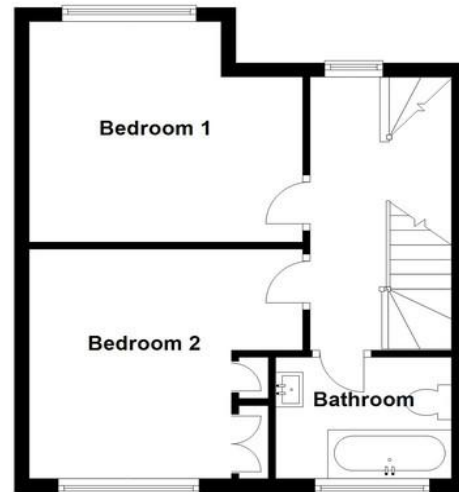




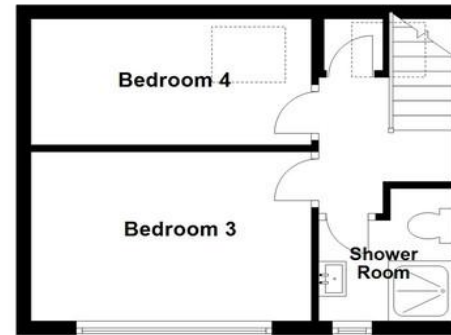
Ground Floor



First Floor



Second Floor



Total area: approx. 106.6 sq. metres (1146.9 sq. feet)

For illustrative purposes only. Not to scale.  
Plan produced using PlanUp.

**4a wilmot road, Shoreham**

### Useful Information

**Council Tax Band:** E - £2,823.82  
per annum (2024/2025)

**Tenure:** Freehold

**Local Authority:** Adur Council

Hyman

Estate & Letting



Hill

Agent

To book a viewing, or a valuation of your own property, get in touch with one of our experts.

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