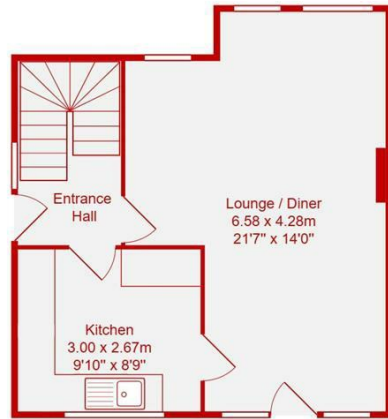




- Semi-Detached Family Home
- Large Lounge
- Loads Of Potential To Improve
- Popular Location
- Two Bedrooms
- South Facing Rear Garden
- House Needs Full Modernisation
- No Onward Chain

Wilmot Road, Shoreham-By-Sea

Price: £280,000 Freehold



Ground Floor
Area: 38.0 m² ... 409 ft²



First Floor
Area: 38.0 m² ... 409 ft²



Total Area: 76.0 m² ... 818 ft²
All measurements are approximate and for display purposes only.

Conveniently located in a popular residential area of Shoreham-by-Sea, Wilmot Road offers the perfect balance of coastal living and everyday convenience. The property is ideally positioned within easy reach of Shoreham town centre, with its excellent range of independent shops, cafés, bars, and restaurants, along with the highly regarded Shoreham Farmers' Market and riverside walks along the River Adur.

For commuters, Shoreham-by-Sea mainline railway station is nearby, providing direct links to both Brighton and London Victoria, while the A27 and A23 are easily accessible for routes across Sussex and beyond. The area is also well served by regular bus routes.

Families are particularly drawn to the area for the excellent local schools and the abundance of green open spaces nearby, including Buckingham Park, the South Downs National Park, and Shoreham Beach, all offering fantastic opportunities for walking, cycling, and outdoor activities.

Combining a relaxed coastal atmosphere with excellent transport links and a strong sense of community, Wilmot Road remains one of Shoreham's most desirable locations.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			82
(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	

