

Hyman
Estate & Letting



Hill
Agent



8 Wilmot Road, Shoreham-by-Sea, West Sussex, BN43 6BN

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£400,000

Extended THREE BEDROOM family home located in Shoreham Academy catchment and NO CHAIN

Situated within the highly desirable Shoreham Academy catchment area and conveniently located close to the Holmbush Centre, this beautifully presented and extended three-bedroom family home is offered for sale with no onward chain.

The property provides spacious and versatile accommodation throughout, with the ground floor comprising a generous extended lounge/dining room, ideal for both family living and entertaining, alongside a fitted kitchen and a convenient ground floor cloakroom.

To the first floor are three well-proportioned bedrooms together with a modern refitted family bathroom and separate WC.

Externally, the property benefits from a well-maintained rear garden, predominantly laid to lawn with a patio seating area perfect for outdoor dining and relaxation. To the front, there is off-road parking.

Ideally positioned close to local schools, shops, transport links, and amenities, this attractive home offers an excellent opportunity for families and buyers seeking a well-located property in Shoreham-by-Sea.

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.

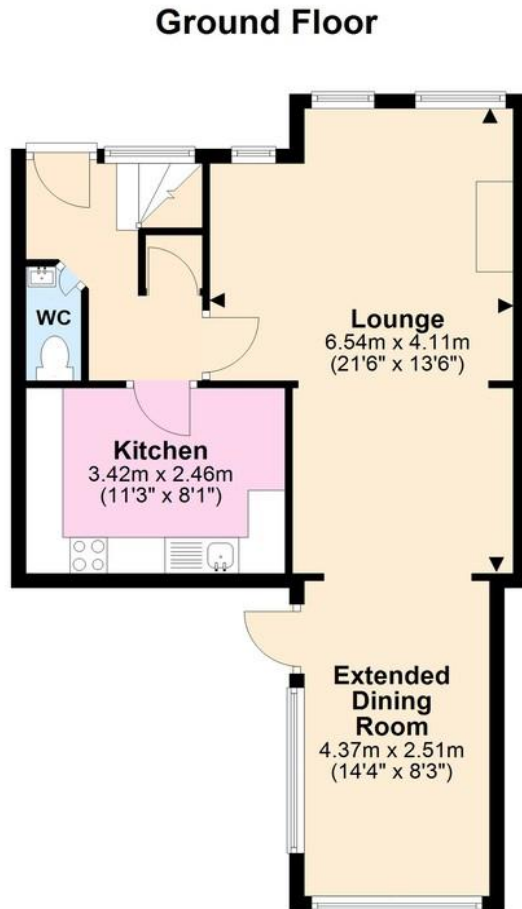
Shoreham by Sea also benefits from a highly popular Beach, South Downs National Park and River Adur affording fantastic water sports and walking opportunities.

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- Extended family home
 - Three bedrooms
 - Large lounge dining room
 - Ground floor cloakroom
 - Refitted bathroom suite
 - Good sized rear garden
 - Off road parking for several vehicles
 - Shoreham Academy catchment









Total area: approx. 97.1 sq. metres (1045.6 sq. feet)

TOTAL AREA DOES NOT INCLUDE OUTBUILDINGS. This floor plan is for illustrative purposes and is not drawn to scale. Any measurements, floor areas, openings and orientations are approximate and should not be relied upon and do not form part of any agreement. No liability is taken for error or misstatement. Any party must rely upon their own inspection. Plan produced using PlanUp.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C		
55-68	D	59 D	
39-54	E		
21-38	F		
1-20	G		

Useful Information

Council Tax Band: C - £2,253.33 per annum (2026/2027)

Tenure: Freehold

Local Authority: Adur District Council



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

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