

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

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Offers in Excess of £325,000

28 Wilmot Road is an extended **THREE BEDROOM family home** situated in a popular residential location in North Shoreham. The property offers spacious and versatile accommodation arranged over two floors and, while requiring some updating, provides an excellent opportunity for buyers looking to modernise and put their own stamp on a home.

On the ground floor, the property benefits from a **good-sized lounge/dining room**, providing a comfortable main living and entertaining space, together with a separate kitchen. There is also a useful double bedroom on this floor, which benefits from its own **en-suite**, making it ideal for a variety of buyers and offering the flexibility of ground-floor bedroom accommodation.

The first floor provides **TWO FURTHER DOUBLE BEDROOMS** along with a family bathroom. The extended layout gives the property a good amount of living and bedroom space, making it an ideal home for a growing family.

Outside, the property boasts a **GOOD-SIZED SOUTH-FACING REAR GARDEN**, which is mainly laid to lawn and offers plenty of scope for families, entertaining or simply enjoying the garden throughout the warmer months.

The location is particularly attractive for families, being within **SHOREHAM ACADEMY CATCHMENT** and conveniently positioned for Holmbush Shopping Centre, providing a wide range of shops and amenities close by. There are also excellent transport links and local facilities within easy reach.

With its generous accommodation, three double bedrooms, south-facing garden and excellent family location, **28 Wilmot Road offers a fantastic opportunity for buyers looking for a home they can update and make their own. Viewing is highly recommended.**

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.

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

- Extended family home
- Three bedrooms
- Ground floor bedroom with ensuite
- Two first floor bedrooms
- Good sized lounge diner
- South facing rear garden
- Shoreham academy catchment
- Near Holmbush centre



















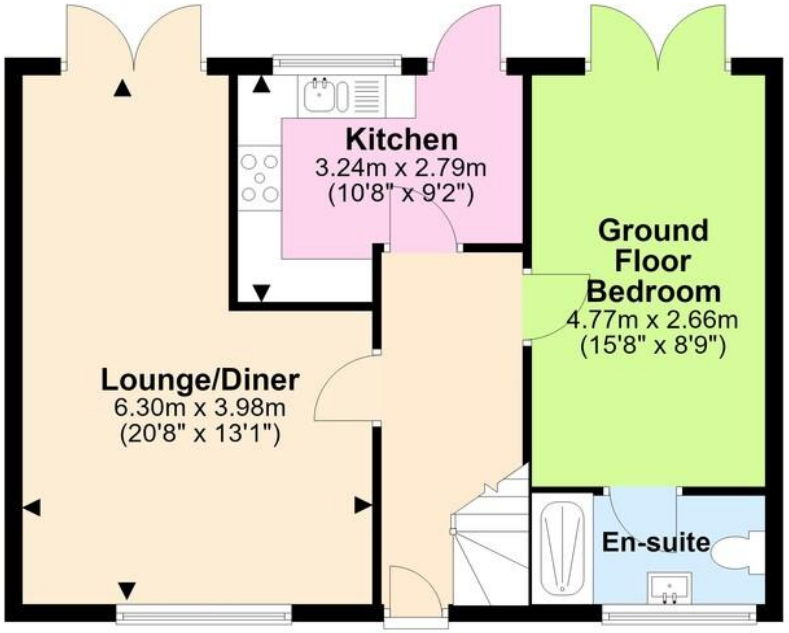







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Ground Floor

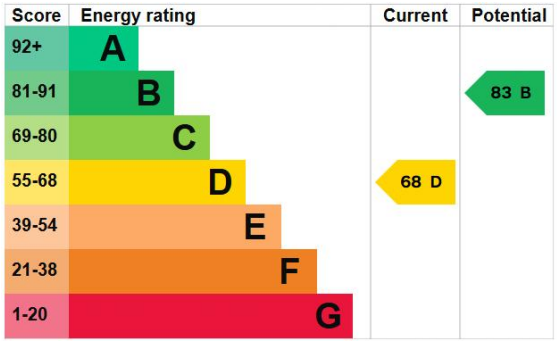


First Floor



Total area: approx. 90.2 sq. metres (970.4 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 liabilitity is taken for error or misstatement. Any party must rely upon their own inspection. Plan produced using PlanUp.



Useful Information

Council Tax Band: C - £2,253.63 per annum (2026/2027)

Tenure: Freehold

Local Authority: Adur District Council

Hyman Hill Estate & Letting Agent

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

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