

Hyman  
Estate & Letting



Hill  
Agent



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

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£375,000

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Very well presented THREE BEDROOM semi-detached house in a convenient location



Situated in a convenient and popular residential area of Shoreham-by-Sea, this well-presented three-bedroom semi-detached family home offers spacious and practical living throughout.

The property features a bright and airy through lounge/diner, providing an excellent space for both relaxing and entertaining and a good sized kitchen offers ample storage and workspace.

Upstairs, there are three well-proportioned bedrooms along with a family bathroom and the added convenience of a separate WC.

To the rear, the property benefits from a good-sized garden, mainly laid to lawn—ideal for families, outdoor dining, or gardening enthusiasts.

Ideally located, the home is within easy reach of the Holmbush Centre for shopping and amenities, and falls within the catchment area for Shoreham Academy, making it particularly appealing for families.

This is a fantastic opportunity to acquire a family home in a sought-after location with great potential.

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.

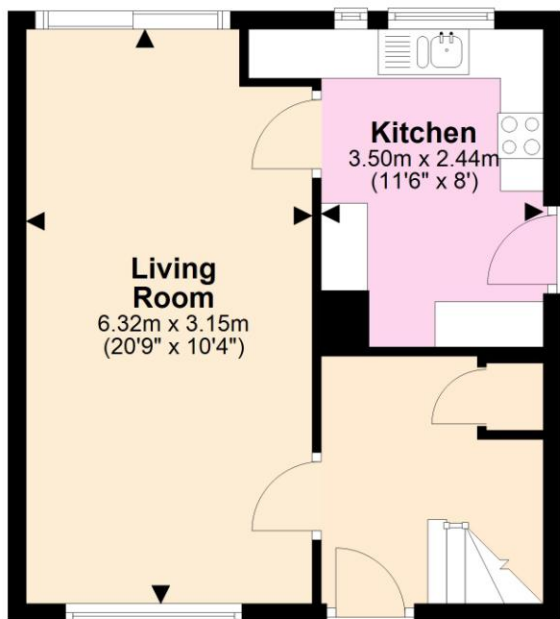
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- Semi detached family home
    - Three bedrooms
    - Through lounge diner
  - Bathroom with separate WC
  - Good sized rear garden
  - Shoreham academy catchment
    - Near Holmbush centre
    - Viewing is a must



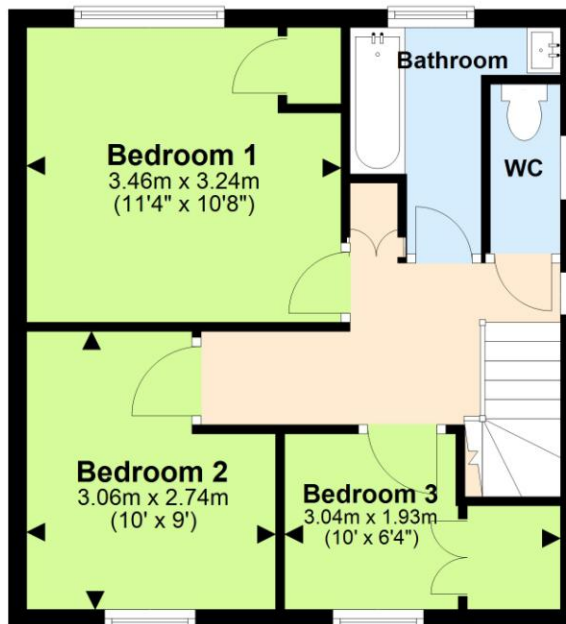




## Ground Floor



## First Floor



Total area: approx. 73.6 sq. metres (792.4 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 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		86 B
69-80	C	71 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

## Useful Information

**Council Tax Band: B** - £1,971.92 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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