



Wilmot Road, Shoreham by Sea

Guide Price **£260,000**



Property Type: Maisonette

Bedrooms: 2

Bathrooms: 1

Receptions: 1

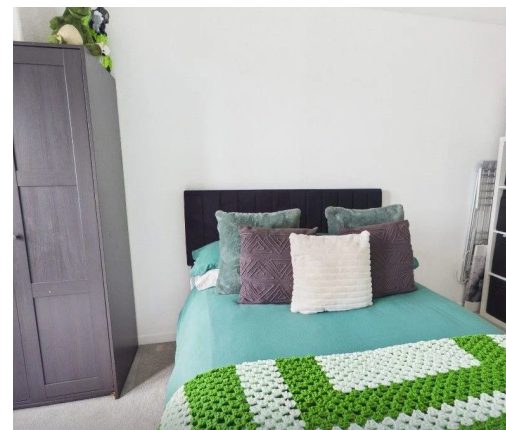
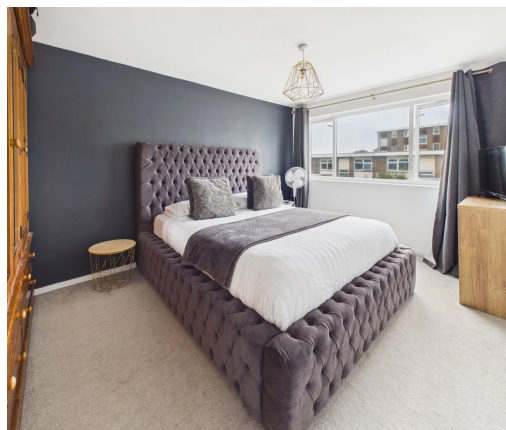
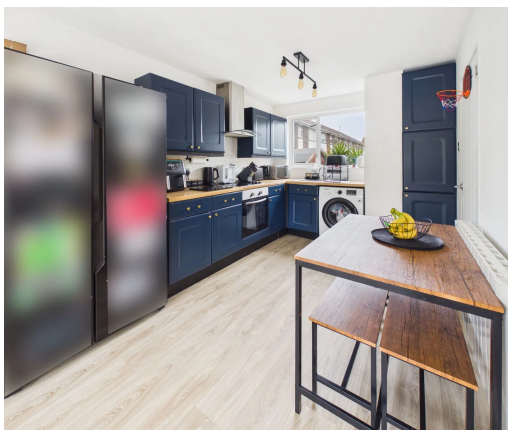
Tenure: Leasehold

Council Tax Band: B

- Two Double Bedrooms
- Maisonette
- Open Plane Kitchen/Dining Room
- Spacious Lounge
- Modern Bathroom
- Separate Wc
- Private Front And Rear Gardens
- Main Bedroom With West Facing Balcony

We are delighted to offer for sale this spacious two double bedroom maisonette apartment benefitting from large open plan Kitchen/Reception Room, private front and rear gardens.

Situated within easy access to Holmbush Centre (Tesco's, Marks & Spencer's & Next). The centre of Shoreham, with its mainline railway station, health centre, library and comprehensive shopping facilities, is approximately 1 1/2 miles distant. Kingston Beach and walks over the South Downs are both close at hand.





Obscure glass composite front door through to:-

ENTRANCE HALL Comprising laminate flooring, understairs storage cupboard, single light fitting, stairs to first floor.

OPEN PLAN KITCHEN/DINING ROOM

Kitchen Area: East aspect. Comprising pvcu double glazed window, roll edge laminate work surfaces with cupboards below and matching eye level cupboards, inset stainless steels single drainer sink unit with mixer tap, tiled splashbacks, inset four ring electric hob with oven below and extractor fan over, space and provision for washing machine, space for American style fridge/freezer. Large pantry cupboard. Vinyl flooring.

Dining Area: West aspect. Comprising vinyl flooring, single light fitting with three downlights, wall mounted electric heater, pvcu double glazed slide door out to rear garden.

OPEN PLAN LOUNGE Comprising pvcu double glazed window, carpeted flooring, recessed lighting, coving.

FIRST FLOOR LANDING East aspect. Comprising pvcu double glazed window, wall mounted electric heater, carpeted flooring, single light fitting.

MAIN BEDROOM West aspect. Comprising newly fitted pvcu double glazed window, carpeted flooring, single light fitting, wall mounted electric heater, pvcu double glazed door leading out onto **WEST FACING BALCONY**

BEDROOM TWO West aspect. Comprising pvcu double glazed window, carpeted flooring, wall mounted electric heater, single light fitting.

BATHROOM East aspect. Comprising obscure glass pvcu double glazed window, vinyl flooring, pedestal hand wash basin with mixer tap, panel enclosed bath with Triton electric shower over, fitter storage cupboard housing hot water tank and slatted shelving, single light fitting.

SEPARATE WC East aspect. Comprising obscure glass pvcu double glazed window, low flush wc, part wood paneling, tiled flooring, single light fitting.

FRONT GARDEN Mainly laid to lawn with path leading to front door, flower beds with various plants and shrubs, picket fence enclosed.

REAR GARDEN Stepping out on to patio area, being fence enclosed, rear access gate.

TENURE

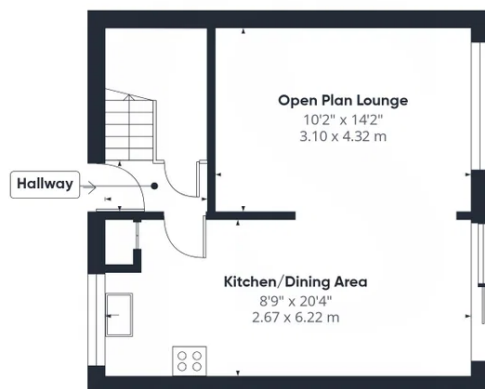
Leasehold

LEASE: Approximately 176 years remaining - Potential For New Lease

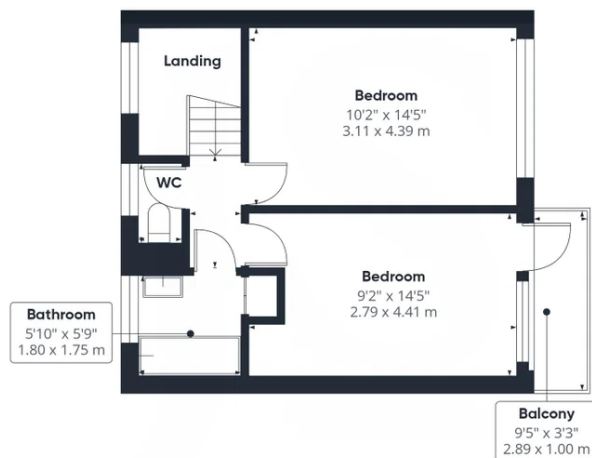
MAINTENANCE: Approximately £1880 per annum

GROUND RENT: £70 per annum





Ground Floor



Floor 1



Approximate total area^m

737 ft²
68.6 m²

Balconies and terraces

31 ft²
2.9 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	67	76
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Whilst we endeavour to make our properties particulars accurate and reliable, we have not carried out a detailed survey. If there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information for you, particularly if you are contemplating travelling some distance. Whilst every effort has been made to ensure that any floorplans are correct and drawn as accurately as possible, they are to be used for layout and identification purposes only and are not drawn to scale. The services, where applicable, including electrical equipment and other appliances have not been tested and no warranty can be given that they are in working order, even where described in these particulars. Carpets, curtains, furnishing, gas fires, electrical goods/ fittings or other fixtures, unless expressly mentioned, are not necessarily included with the property.