



Wilmot Road, Shoreham by Sea

Offers Over **£475,000**



Property Type: Detached House

Bedrooms: 4

Bathrooms: 2

Receptions: 1

Tenure: Freehold

Council Tax Band: E

- Off Street Parking
- Built In 2022
- Modern Open Plan Lounge/Diner/Kitchen
- Four Bedrooms
- Utility Room
- Bathroom & Separate Shower Room
- Close To Holmbush Shopping Centre
- South Facing Rear Garden
- No Onward Chain

We are delighted to offer for sale this well presented detached family home situated in this popular residential location

Situated in East Shoreham and 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.





Composite double glazed door through to:

ENTRANCE HALL Comprising laminate flooring, sunken spotlights.

GROUND FLOOR WC Comprising low flush wc, hand wash basin, laminate flooring, sunken spotlight, extractor fan.

OPEN PLAN KITCHEN/LOUNGE/DINING ROOM South and North aspect. Comprising pvcu double glazed window, pvcu double glazed bi-folding doors leading out onto South facing rear garden, roll edge laminate work surfaces with cupboards below inset five ring gas hob with contemporary extractor fan over. Island having an inset one and a half bowl stainless steel sink unit with mixer tap and cupboards under, integrated dishwasher, bin, - retractable wifi/charging point, breakfast bar with seating for two, contemporary ceiling mounted hanging lights over. Matching integrated twin oven. Door to:-

UTILITY ROOM Having space and plumbing for washing machine. Wall mounted electric meter.

FIRST FLOOR LANDING Comprising sunken spotlights, wall mounted heating control panel, wall mounted contemporary radiator.

BEDROOM ONE North aspect. Comprising pvcu double glazed window with fitted shutter blinds, sunken spotlights, wall mounted contemporary radiator.

BEDROOM TWO South aspect. Comprising pvcu double glazed window with fitted shutter blinds, built in wardrobes with hanging rail and shelving, sunken spotlights, wall mounted contemporary radiator.

MODERN BATHROOM Comprising frosted pvcu double glazed window, panel enclosed bath having integrated shower over with shower attachment, low flush wc, contemporary hand wash basin with contemporary splashback and vanity unit below, wall mounted heated towel rail, extractor fan, sunken spotlights.

SECOND FLOOR LANDING Comprising built in storage cupboard, sunken spotlight, double glazed pvcu velux window.

SHOWER ROOM South aspect. Comprising obscure glass pvcu double glazed window, contemporary hand wash basin with vanity unit below, low flush wc, shower cubicle with integrated shower, sunken spotlights, extractor fan, recessed shelving, wall mounted heated towel rail.

BEDROOM THREE South aspect benefitting from distant roof top view. Comprising pvcu double glazed window with fitted shutter blind, contemporary radiator, sunken spotlights.

BEDROOM FOUR North aspect benefitting from roof top and distant downland views. Comprising two pvcu double glazed velux windows, sunken spotlights, wall mounted contemporary radiator.

FRONT GARDEN Tarmacked area affording off road parking for approximately three vehicles, two wall mounted lights, outside tap, external power points, electric car charging point, gate to side access, various plant and shrub borders, being dwarf wall enclosed.

SOUTH FACING REAR GARDEN Large decked area stepping down onto artificial lawn area having various shrub and plant borders.





Approximate total area⁽¹⁾
 1046 ft²
 97.3 m²

Reduced headroom
 31 ft²
 2.9 m²

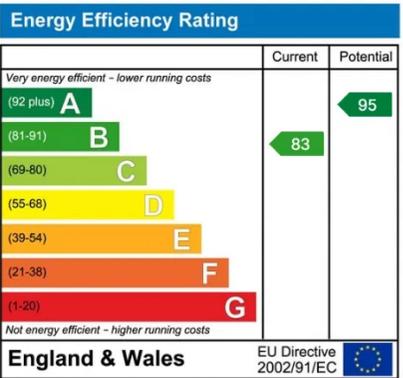
(1) Excluding balconies and terraces

Reduced headroom
 Below 5 ft/1.5 m

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

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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.