



23 Wilmot Road | | Shoreham-By-Sea | BN43 6BN





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£275,000

*** OFFERS IN EXCESS OF £275,000 ***

IN NEED OF MODERNISATION, 3 BEDROOM SEMI DETACHED HOUSE.

ENTRANCE HALL

Double glazed door to front, stairs rising to the First Floor Landing, doors giving access to the Kitchen, Living Room and Cloakroom.

KITCHEN / BREAKFAST ROOM

16' x 10'03 (4.88m x 3.12m)

Extensive range of wall and base units, space for appliances, larder cupboard, double glazed rear aspect window, double glazed door leading out onto the rear garden.

LIVING / DINING ROOM

19'07 x 13'08 (5.97m x 4.17m)

Double glazed front aspect window.

CLOAKROOM

Matching with suite, W.C and wash hand basin.

FIRST FLOOR LANDING

Doors giving access to all Bedrooms, Bathroom and Loft.

BEDROOM 1

14'08 x 10'07 (4.47m x 3.23m)

Double glazed side and rear aspect windows.

BEDROOM 2

11'03 x 10'10 (3.43m x 3.30m)

Double glazed front aspect window.

BEDROOM 3

14'02 x 8'02 (4.32m x 2.49m)

Double glazed side and front aspect windows.

BATHROOM

Matching suite, double glazed obscure glass rear aspect window.

OUTSIDE

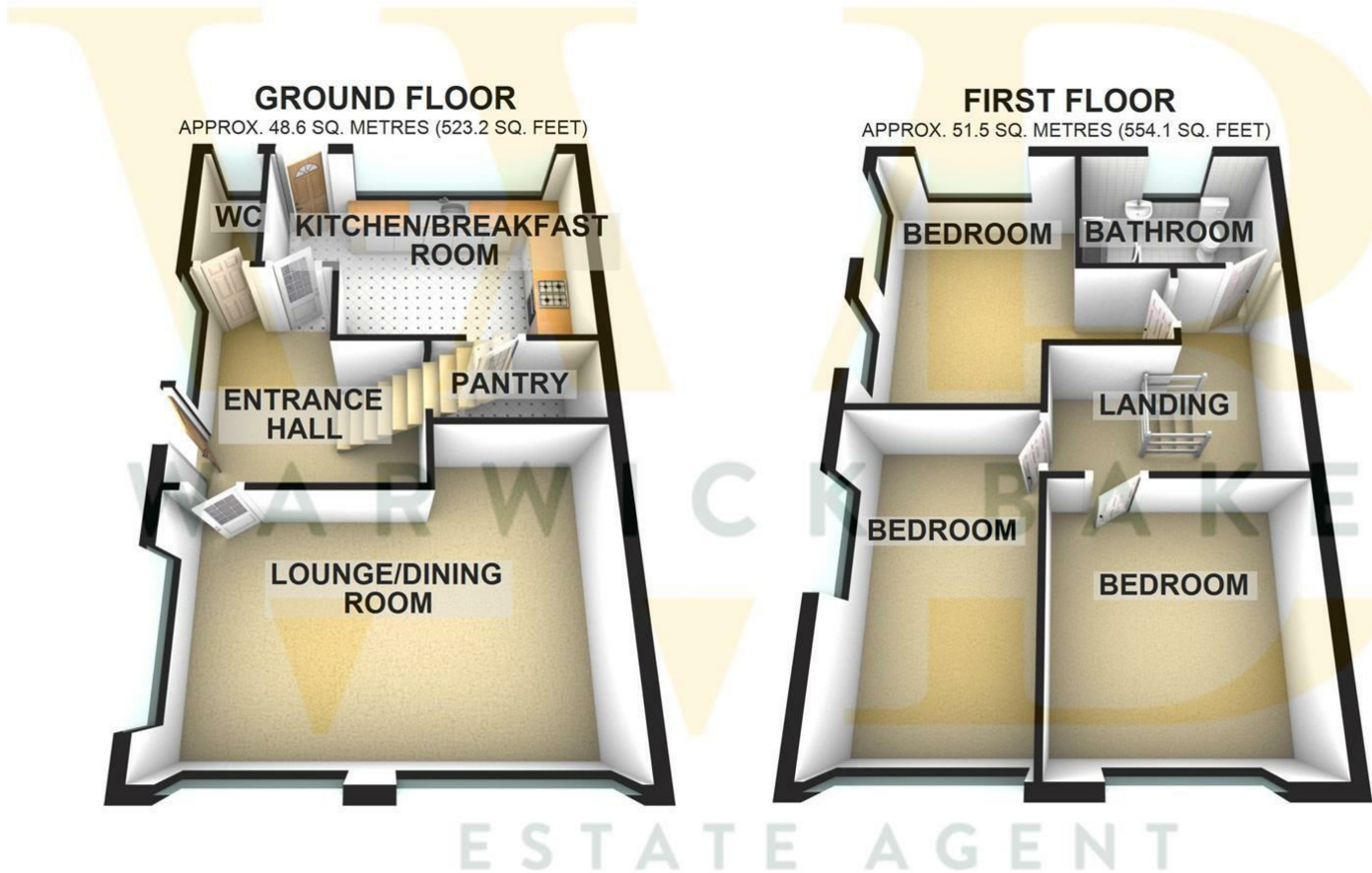
FRONT GARDEN

Laid to lawn, paved area for off road parking.

REAR GARDEN

Enclosed by panel fencing, laid to lawn.





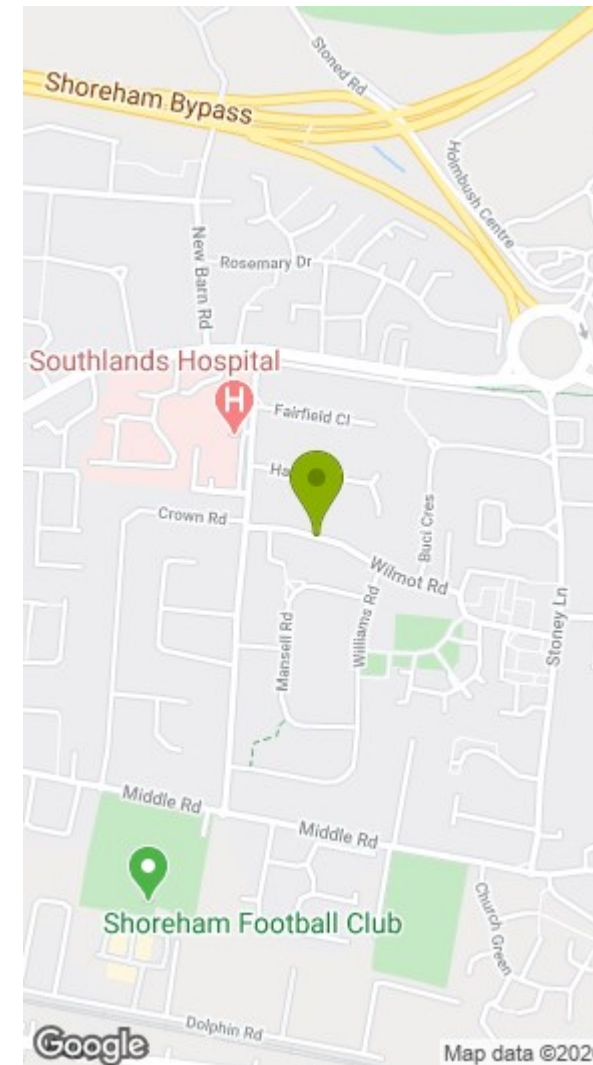
TOTAL AREA: APPROX. 100.1 SQ. METRES (1077.3 SQ. FEET)

Disclaimer

* These particulars are intended to give a fair and substantially correct overall description for the guidance of intending purchasers and do not constitute an offer or part of a contract. Prospective purchasers and/or lessees ought to seek their own independent professional advice.

* All descriptions, dimensions, areas, references to condition and necessary permissions for use and occupation and other details are given in good faith and are believed to be correct, but any intending purchasers should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them.

* All measurements are approximate



Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs (92 plus) A		Very environmentally friendly - lower CO ₂ emissions (92 plus) A	
(81-91) B		(81-91) B	
(69-80) C		(69-80) C	
(55-68) D		(55-68) D	
(39-54) E		(39-54) E	
(21-38) F		(21-38) F	
(1-20) G		(1-20) G	
Not energy efficient - higher running costs		Not environmentally friendly - higher CO ₂ emissions	
	81		60
	51		36
England & Wales	EU Directive 2002/91/EC	England & Wales	EU Directive 2002/91/EC