26 Old Fort Road | | Shoreham-By-Sea | BN43 5RJ

WARWICK BAKER
ESTATE AGENT

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£1,650,000

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WARWICK BAKER ESTATE AGENTS ARE DELIGHTED TO OFFER TO THE MARKET THIS RARELY AVAILABLE BEACHSIDE RESIDENCE ON OLD FORT ROAD.

THIS SPACIOUS PROPERTY HAS FLEXIBLE ACCOMMODATION SET OVER TWO FLOORS WITH A 25FT SOUTHERLY ASPECT LIVING ROOM, DINING ROOM, STUDY, TWO KITCHENS, SUN ROOM AND SHOWER ROOM ON THE GROUND FLOOR. ON THE FIRST FLOOR THERE ARE SIX BEDROOMS, TWO WITH EN SUITE SHOWER ROOMS, FAMILY BATHROOM AND A ROOF TERRACE WHICH HAS STUNNING VIEWS.

PLEASE CALL TO ARRANGE AN APPOINTMENT TO VIEW - 01273 461144

- OLD FORT ROAD
- 6 BEDROOMS
- CALL NOW TO VIEW
- BEACH SIDE RESIDENCE
- STUNNING VIEWS
- 01273 461144
- THREE RECEPTION ROOMS
- NO ONWARD CHAIN
- MODERN KITCHENS
- INTEGRAL DOUBLE GARAGE

ENTRANCE PORCH
Door to front, front aspect windows, Utility cupboard with space and plumbing for appliances, door to

ENTRANCE HALL
Door to front, front aspect windows, stairs turning and rising to the First Floor Landing, under stairs cupboard, doors giving access to Kitchen, Study, Living Room, Ground Floor Shower Room and Dining Room.

LIVING ROOM
25'4 x 11'4 (7.72m x 3.45m)
Southerly aspect window with views, sliding patio doors leading out onto the rear gardens, side aspect window.

DINING ROOM
11'4 x 10'10 (3.45m x 3.30m)
Sliding patio doors leading out to the Sun Room.

KITCHEN
15'3 x 11'2 (4.65m x 3.40m)
Modern Kitchen with range of wall and base level units, work surfaces over, Rayburn cooker, inset sink and drainer unit, integrated appliances, internal window, door to

KITCHEN / UTILITY
20'6 x 8'10 (6.25m x 2.69m)
Range of base level units, inset sink unit, space for appliances, rear aspect window with views, Velux windows, door to Garage, door to

SUN ROOM
22'4 x 7'4 (6.81m x 2.24m)
Southerly aspect windows with views, sliding patio doors leading out on to the rear gardens.

STUDY
7'7 x 7'2 (2.31m x 2.18m)
Front aspect window.

GROUND FLOOR SHOWER ROOM
Modern matching suite, wash hand basin, low level W.C, corner shower cubicle, front aspect obscure glass window.

FIRST FLOOR LANDING
Doors giving access to all rooms, Front and Side aspect windows.

BEDROOM 1
27'2 x 11'4 (8.28m x 3.45m)
Southerly and Easterly aspect windows with views, door to Roof Terrace, door to

EN SUITE SHOWER ROOM
Matching modern suite, corner shower cubicle, wash hand basin, low level W.C, Bidet, side aspect window.

BEDROOM 2
14'9 x 11'11 (4.50m x 3.63m)
Front aspect window with views of the South Downs, door to

EN SUITE SHOWER ROOM
Matching modern suite, shower cubicle, wash hand basin, low level W.C, Bidet, side aspect window.

BEDROOM 3
14'3 x 11'3 (4.34m x 3.43m)
Southerly aspect room, with double sliding patio doors leading out onto the Roof Terrace.

BEDROOM 4
15'9 x 9'4 (4.57m'2.74m x 2.74m'1.22m)
Southerly aspect room, with door leading out onto the Roof Terrace.

BEDROOM 5
11'5 x 11'1 (3.48m x 3.38m)
Southerly aspect window with views.

BEDROOM 6
8'5 x 7'10 (2.57m x 2.39m)
Front aspect window.

FAMILY BATHROOM
Matching modern suite, panel enclosed bath, wash hand basin, low level W.C, front aspect obscure glass window.

ROOF TERRACE
Stunning views of Shoreham Beach, Westerly to Worthing and Easterly to Brighton.

OUTSIDE

INTEGRAL DOUBLE GARAGE
With electric up and over door, internal door to Kitchen/Utility.

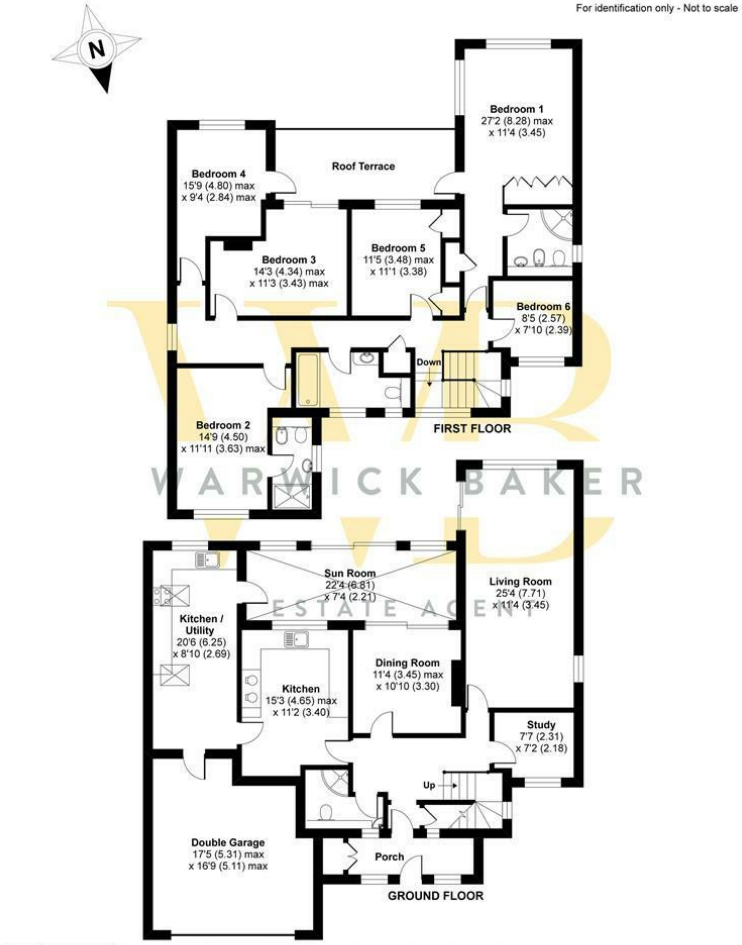
FRONT GARDEN
Predominantly laid to lawn with mature shrub borders, driveway providing off road parking for numerous cars, side access to the Rear Gardens.

REAR GARDENS
An extension of the beach, with area of patio.

Old Fort Road, Shoreham-by-Sea, BN43

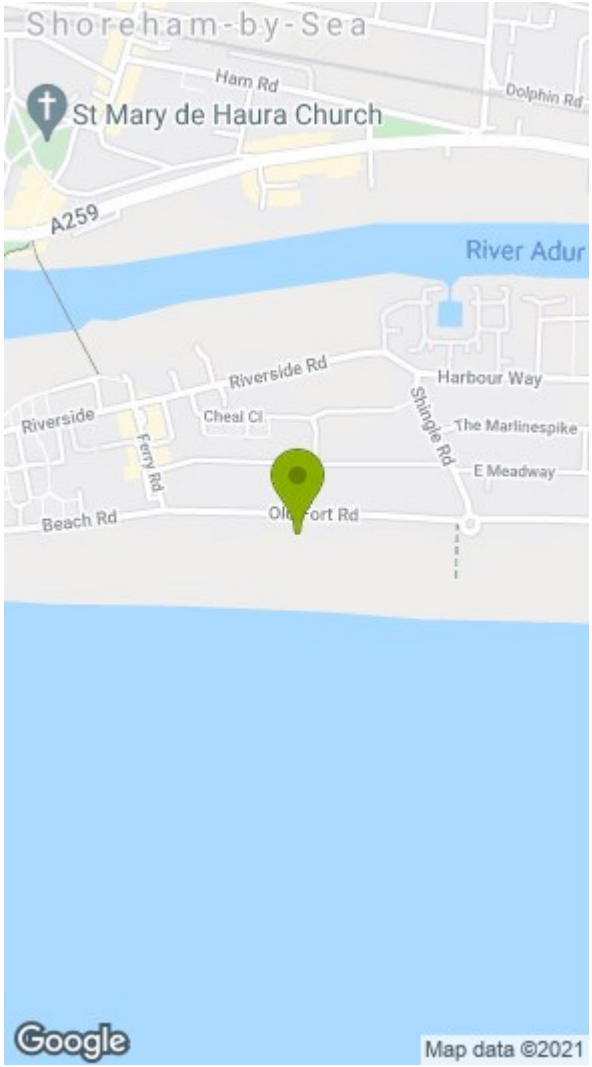
Approximate Area = 2849 sq ft / 264.8 sq m (includes garage)

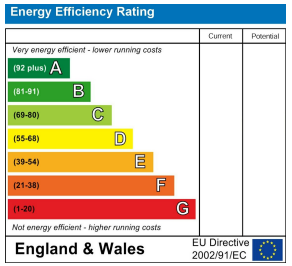
For identification only - Not to scale

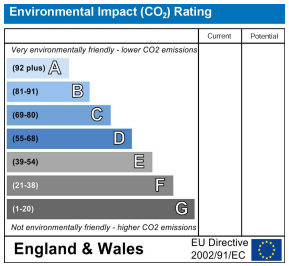


Certified Property Measurer

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). ©nichecom 2021. Produced for Warwick Baker Estate Agent Ltd. REF: 685101







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