



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





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Offers In The Region Of £1,000,000

SOLD - WARWICK BAKER ESTATE AGENTS !!

SIMILAR PROPERTIES NEEDED

CALL FOR A VALUATION ON YOUR PROPERTY 01273 461144

**** £1,000,000 ****

- OLD FORT ROAD
- 23FT LIVING ROOM
- NO CHAIN
- DETACHED HOUSE
- STUNNING VIEWS
- CALL TO VIEW 01273 461144
- BACKING ONTO THE BEACH
- SUN TERRACE
- 3 DOUBLE BEDROOMS
- GARAGE & PARKING

ENTRANCE

25'04 x 9'01 (7.72m x 2.77m)

Floor to ceiling full height front aspect windows with stairs rising to the First Floor Landing, doors giving access to downstairs Cloakroom, Kitchen / Breakfast Room and all Reception Rooms.

KITCHEN / BREAKFAST ROOM

16'08 11'09 (5.08m 3.58m)

Extensive range of wall and base level units with work surfaces, inset sink unit, spaces for appliances, front aspect window with views over the front garden, part glazed door giving side access.

DINING ROOM

17'09 x 11'03 (5.41m x 3.43m)

High level side aspect window, opening to

LIVING ROOM

23' x 18'08 (7.01m x 5.69m)

Feature fire places, sliding patio doors to the side and rear leading out onto the rear Garden.

RECEPTION 2

11'09 x 10'05 (3.58m x 3.18m)

Concertina folding doors opening to the Dining Room.

RECEPTION 3

19'06 x 10'01 (5.94m x 3.07m)

Rear aspect windows, corner shower cubicle.

DOWNSTAIRS CLOAKROOM

Matching suite, pedestal wash hand basin, low level W.C, high level side aspect window.

FIRST FLOOR LANDING

25'04 x 6'06 (7.72m x 1.98m)

Half galleried landing, front aspect windows with views of Shoreham and the South Downs, doors giving access to all Bedrooms and Family Bathroom.

MASTER BEDROOM

13'07 x 13'07 (4.14m x 4.14m)

Rear aspect sliding patio doors with views of the English Channel and Shoreham Beach leading out onto the Sun Terrace, door giving access to the En Suite.

EN SUITE BATHROOM

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

BEDROOM 2

16'07 x 13'02 (5.05m x 4.01m)

Rear aspect window with views.

BEDROOM 3

13'02 x 11'01 (4.01m x 3.38m)

Rear aspect window with views.

SUN TERRACE

First floor Sun Terrace with amazing views of the English Channel, Easterly views across to Brighton and Westerly to Worthing,

OUTSIDE

FRONT GARDEN

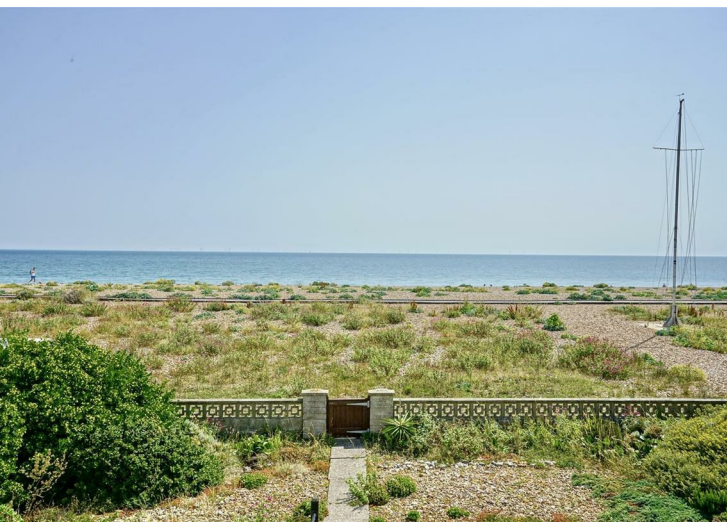
Predominately paved with a driveway providing off road parking.

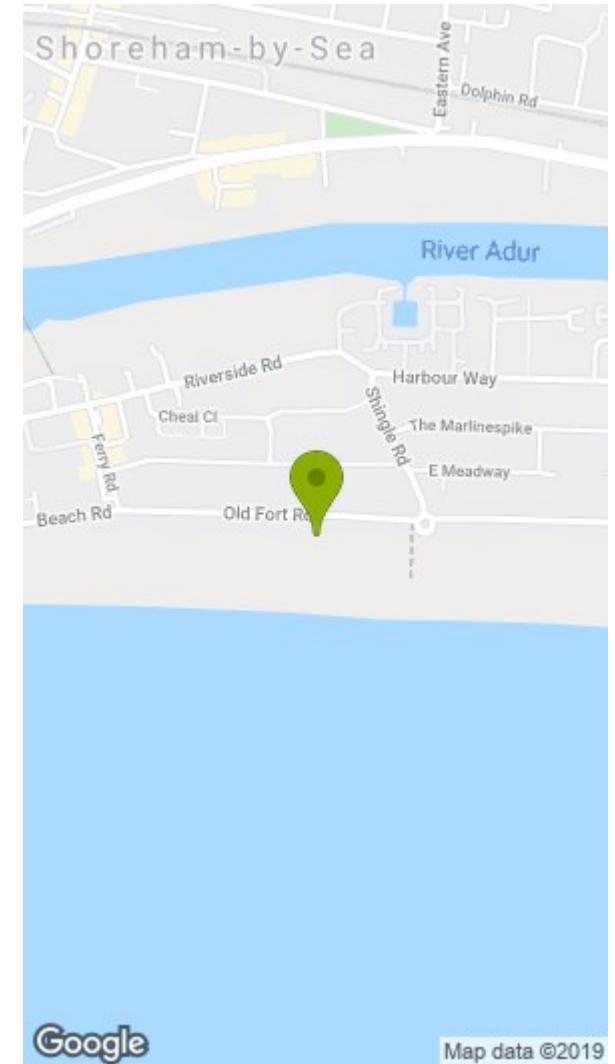
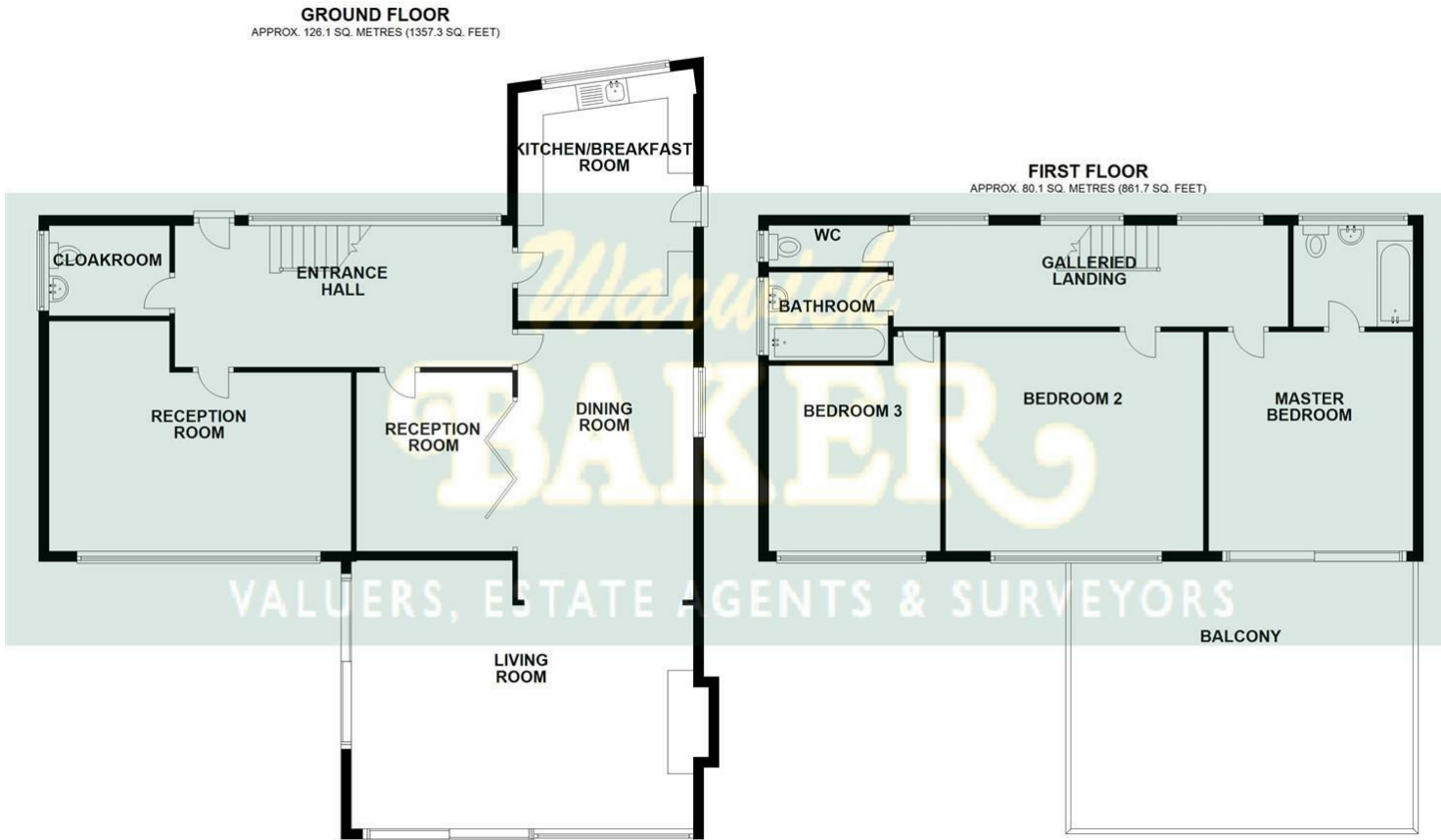
GARAGE

Tandem length garage with up and over door.

REAR GARDEN

Predominately paved with access onto the beach.





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		Very environmentally friendly - lower CO ₂ emissions	
(92 plus) A		(92 plus) A	
(81-91) B		(81-91) B	
(69-80) C		(69-80) C	66
(55-68) D	58	(55-68) D	
(39-54) E		(39-54) E	48
(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	
England & Wales	EU Directive 2002/91/EC	England & Wales	EU Directive 2002/91/EC