



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



ESTATE AGENT



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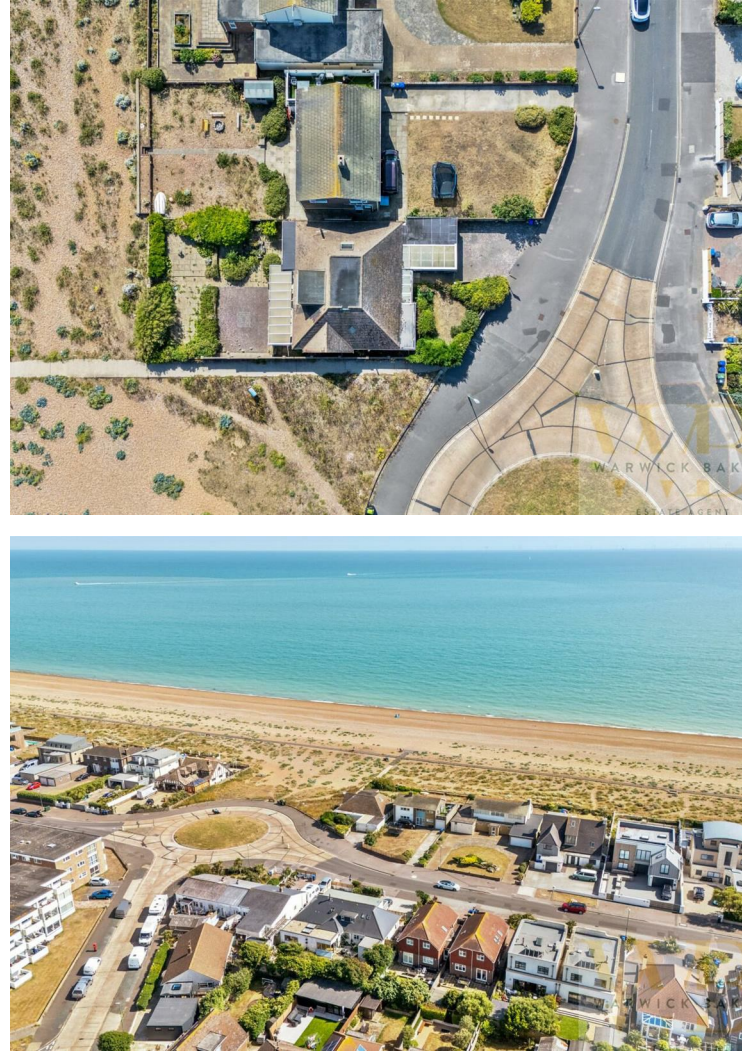
£1,500,000

*** £1,500,000 ***

OPEN HOUSE SATURDAY 5TH JULY – 11AM – 1PM

PLEASE CALL FOR AN APPOINTMENT. - 01273 461144

- OLD FORT ROAD, SHOREHAM BEACH
- BY APPOINTMENT ONLY
- OPEN HOUSE
- PLEASE CALL
- SATURDAY 5TH JULY
- 01273 461144
- 11AM - 1PM

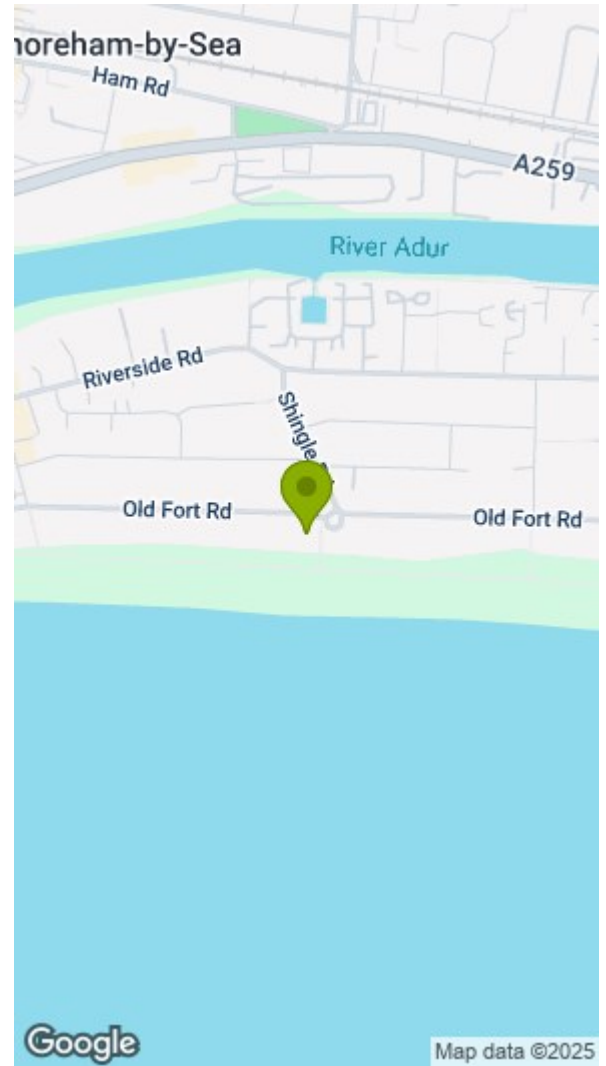


Old Fort Road, Shoreham-by-Sea, BN43

Approximate Area = 2375 sq ft / 220.6 sq m
 Garage = 148 sq ft / 13.7 sq m
 Outbuilding = 124 sq ft / 11.5 sq m
 Total = 2647 sq ft / 245.8 sq m
 For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © richcom 2025. Produced for Warwick Baker Estate Agent Ltd. REF: 1315607.



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	
(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	
England & Wales	EU Directive 2002/91/EC	England & Wales	EU Directive 2002/91/EC