



59 Old Fort Road | | Shoreham-By-Sea | BN43 5RL

**WB**  
WARWICK BAKER  
ESTATE AGENT



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Offers In The Region Of £575,000

SOLD - WARWICK BAKER ESTATE AGENTS !!

SIMILAR PROPERTIES NEEDED

CALL FOR A VALUATION ON YOUR PROPERTY 01273 461144

\*\*\* £575,000 \*\*\*

- OLD FORT ROAD
- TOWN HOUSE
- 4 BEDROOMS
- MASTER WITH EN SUITE
- ROOF TERRACE
- STUNNING SEA VIEWS
- 17FT LIVING ROOM
- 17FT KITCHEN DINING ROOM
- DRIVEWAY AND INTEGRAL GARAGE
- NO CHAIN

## ENTRANCE

Covered porch with double glazed door to front.

## ENTRANCE HALL

Doors giving access to Kitchen / Dining Room, Utility Room, Shower Room, Garage, storage cupboards and under stairs cupboard, stairs turning and rising to the First Floor Landing.

## UTILITY ROOM

Range of wall units, work surfaces with space and plumbing for appliances under, double glazed obscure glass side aspect window.

## SHOWER ROOM

Walk in shower cubicle, pedestal wash hand basin, low level W.C, double glazed obscure glass side aspect window.

## KITCHEN / DINING ROOM

17'3 x 12'9 (5.26m x 3.89m)  
Extensive modern range of wall and base level units with work surfaces, inset 1 1/2 bowl single drainer sink unit, 5 ring gas hob with extractor over and double oven under, built in fridge and freezer, built in dishwasher, double glazed rear aspect window, double glazed french doors leading out onto the rear garden.

## FIRST FLOOR LANDING

Doors giving access to Living Room, Master Bedroom, Bedroom 4 / Study, stairs turning and rising to the Second Floor.

## LIVING ROOM

17'3 x 13' (5.26m x 3.96m)

Double glazed front aspect windows with southerly aspect views, Velux window, Double glazed french doors leading out onto the Roof Terrace.

## ROOF TERRACE

10' x 6'9 (3.05m x 2.06m)

Southerly aspect views over Shoreham Beach.

## MASTER BEDROOM

17'3 x 12'9 (5.26m x 3.89m)

Two double glazed rear aspect windows, Velux window, built in wardrobes with dressing table, door to

## EN SUITE

Matching suite, walk in shower cubicle, pedestal wash hand basin, low level W.C, Velux window.

## BEDROOM 4 / STUDY

7'9 x 6'9 (2.36m x 2.06m)

Velux window.

## SECOND FLOOR LANDING

Doors giving access to Bedrooms 2 and 3, and family bathroom.

## BEDROOM 2

12'9 x 9'3 (3.89m x 2.82m)

Velux window, Double glazed french doors opening onto a Juliet style balcony with Southerly aspect views of Shoreham Beach and the English Channel, eaves storage cupboards.

## BEDROOM 3

13' x 9'3 (3.96m x 2.82m )

Double glazed rear aspect windows with views back to Shoreham and St Mary's Church and the South Downs, Velux window, eaves storage cupboards.

## FAMILY BATHROOM

Matching modern white suite comprising p-shaped panel enclosed bath with shower and shower screen, pedestal wash hand basin, low level W.C, double glazed obscure glass side aspect window.

## OUTSIDE

### FRONT GARDEN

Enclosed by a dwarf brick wall, paved drive way providing off road parking for numerous cars, gated side aspect

### INTEGRAL GARAGE

19'03 x 9' (5.87m x 2.74m)

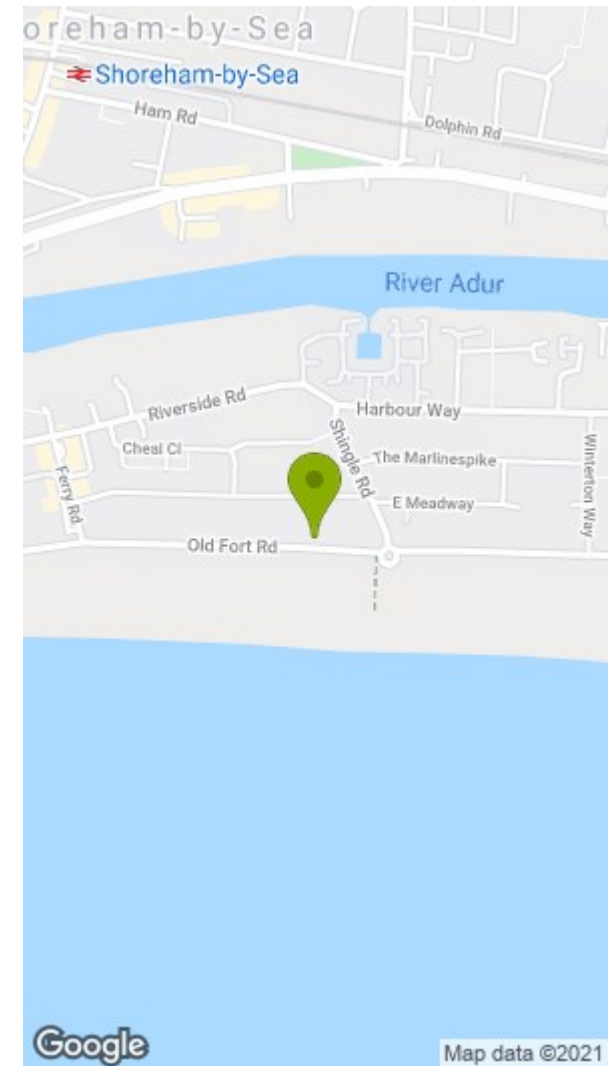
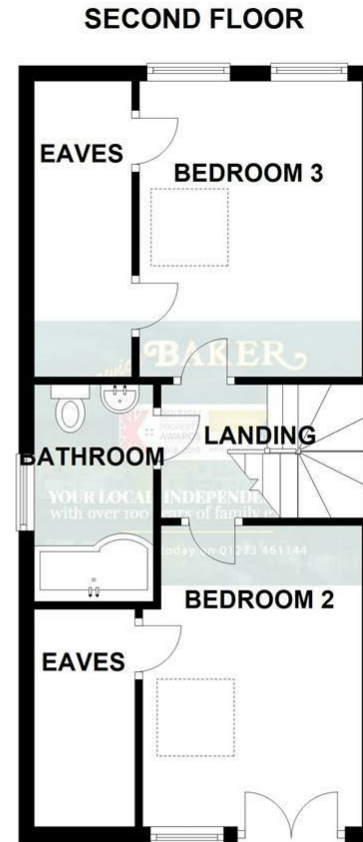
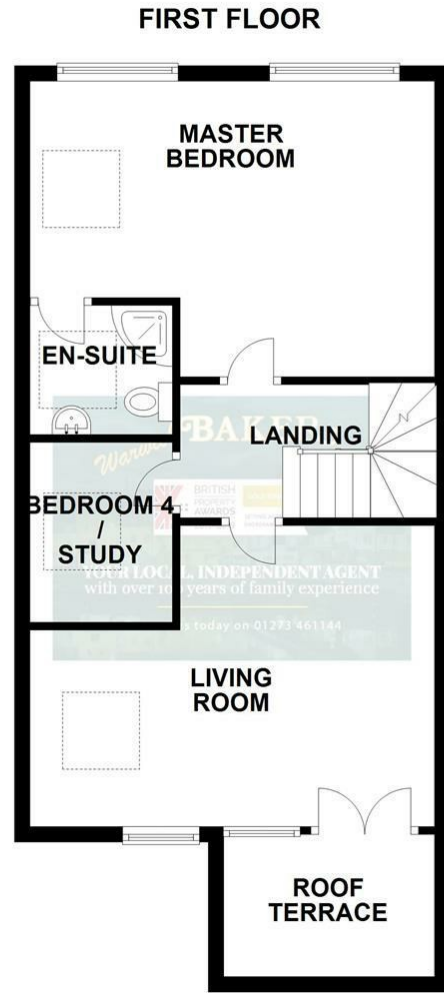
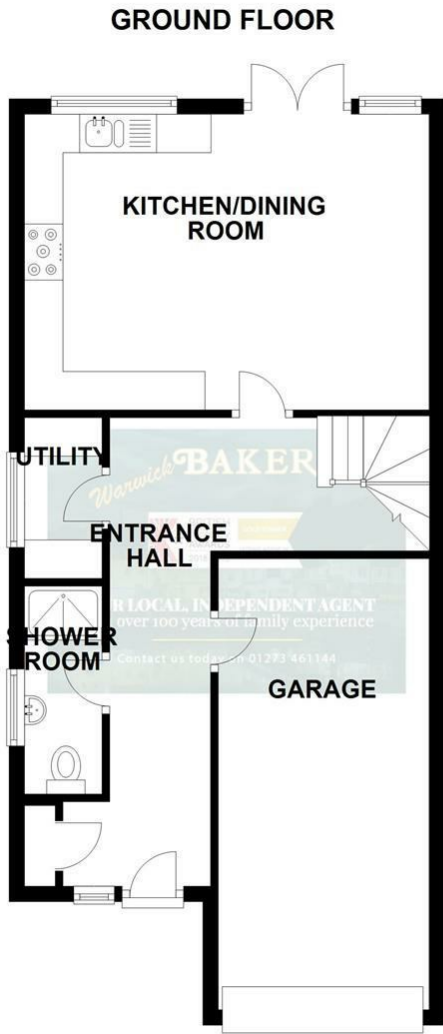
Metal up and over door, power and light, internal door giving access to the entrance hall.

### REAR GARDEN

28'9 x 22'6 (8.76m x 6.86m)

Laid to lawn with an area of patio, enclosed by panel fencing.





#### 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 <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
<p>Very energy efficient - lower running costs</p> <p>(92 plus) <b>A</b></p> <p>(81-91) <b>B</b></p> <p>(69-80) <b>C</b></p> <p>(55-68) <b>D</b></p> <p>(39-54) <b>E</b></p> <p>(21-38) <b>F</b></p> <p>(1-20) <b>G</b></p> <p>Not energy efficient - higher running costs</p>		<p>Very environmentally friendly - lower CO<sub>2</sub> emissions</p> <p>(92 plus) <b>A</b></p> <p>(81-91) <b>B</b></p> <p>(69-80) <b>C</b></p> <p>(55-68) <b>D</b></p> <p>(39-54) <b>E</b></p> <p>(21-38) <b>F</b></p> <p>(1-20) <b>G</b></p> <p>Not environmentally friendly - higher CO<sub>2</sub> emissions</p>	
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