130 Old Fort Road | | Shoreham-By-Sea | BN43 5HL

WARWICK BAKER
ESTATE AGENT

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Offers In Excess Of £1,500,000

*** £1,500,000 ***

WARWICK BAKER ESTATE AGENTS ARE DELIGHTED TO OFFER THIS RARELY AVAILABLE DETACHED BUNGALOW LOCATED ON SHOREHAM BEACH FORESHORE. THE PROPERTY BENEFITS FROM ENTRANCE HALL, TWO DOUBLE BEDROOMS, 19' LOUNGE, DINING ROOM, 26' SUN ROOM, 16' KITCHEN/BREAKFAST ROOM, FAMILY BATHROOM, SEPARATE CLOAKROOM, FRONT GARDEN WITH PRIVATE DRIVEWAY, GARAGE AND SOUTH FACING REAR GARDEN. INTERNAL VIEWING HIGHLY RECOMMENDED BY THE VENDORS SOLE AGENT. NO UPWARD CHAIN.

- OLD FORT ROAD
- SHOREHAM BEACH
- AMAZING POTENTIAL
- BACKING ONTO THE BEACH
- DEVELOPMENT POTENTIAL
- CALL FOR APPOINTMENT
- 01273 461144

Front door leading to:

ENTRANCE HALL
13'3" x 11'10" (4.06 x 3.63)
Being wedge shaped, built in double doored airing cupboard with slatted shelving, ' BAXI ' gas fired combination boiler over, single panel radiator, exposed wood flooring, borrowed light from the lounge.

Part glazed door off entrance hall to

LOUNGE
19'10" x 13'11" (6.05 x 4.26)
Being of irregular shape, feature wood fire surround and mantle, marble insert, marble hearth, single panel radiator.

Large archway opening off lounge to:

SUN ROOM
26'2" x 6'7" (7.98 x 2.03)
Having a dual aspect, frosted double glazed window to the side, double glazed windows and sliding double glazed patio door to the rear having a favoured southerly aspect, with direct views of Shoreham Beach and The English Channel, ' KARNDEAN ' style flooring.

Twin sliding part glazed doors off lounge to:

DINING ROOM
14'0" x 7'11" (4.28 x 2.42)
Double glazed windows to the side having an easterly aspect with glimpses of Shoreham Beach and The English Channel, single panel radiator, borrowed light from the sun room.

Door off dining room to:

KITCHEN/BREAKFAST ROOM
16'6" x 11'10" (5.03 x 3.63)
Comprising 1 1/4 bowl stainless steel sink unit with mixer tap inset into granite effect worktop, tiled splash back, with drawers and cupboards under, space and plumbing for dishwasher to the side, space for freezer to the side, adjacent matching worktop with space for freestanding cooker, drawers and cupboards to either side, tiled splash back, complimented by matching wall units over, built in integrated extractor hood, further adjacent matching worktop with range of drawers and cupboards under, corner end display shelving, larder style storage cupboard with shelving, display shelving to the side, further built in storage cupboard with shelving and frosted glazed window, built in double louvred doored storage cupboard with shelving, further built in double doored storage cupboard with shelving, double doored storage cupboard over, vinyl flooring, double glazed windows to the front with views of The South Downs, door giving access to the entrance hall, double glazed window to the side.

Archway off entrance hall to:

INNER HALL
10'8" x 8'4" (3.26 x 2.55)
Being ' L ' shaped, door giving access to storage cupboard with hanging and shelving space, storage cupboard over, access to loft storage space, further door to storage cupboard with shelving, storage cupboard over.

Door off inner hall to:

BEDROOM 1
17'10" x 13'5" (5.46 x 4.10)
Double glazed windows and sliding double glazed patio door to the rear having a favoured southerly aspect, with direct views of Shoreham Beach and The English Channel, double panelled radiator, recessed area with shelving.

Door off inner hall to:

BEDRROM 2
14'5" x 12'0" (4.41 x 3.67)
Having a dual aspect, double glazed windows to the front with views of The South Downs, frosted double glazed windows to the side, single panel radiator.

Door off inner hall to:

BATHROOM
Being part tiled to dado height, comprising wood panelled bath with hot and cold taps, sink unit with mixer tap, two drawers under, low level wc, single panel radiator, ' KARNDEAN ' style flooring, frosted double glazed window, extractor fan, step in fully tiled shower cubicle with built in shower with separate shower attachment, folding shower screen.

Door off inner hall to:

SEPARATE CLOAKROOM
Comprising low level wc, wall mounted wash hand basin with hot and cold taps, tiled splash back, ' KARNDEAN ' style flooring, frosted double glazed window.

Part double glazed door off kitchen/breakfast room to:

FRONT GARDEN
68'10" x 59'0" (21.00 x 18.00)
Private driveway with parking for three vehicles, lawned area with a variety of flowers, shrubs and bushes, all enclosed by low walling to three sides.

LEAN TO AREA
16'0" x 7'10" (4.90 x 2.40)
Space and plumbing for washing machine, door giving access to the front garden, sloping UPVC roof.

Door off lean to area to:

GARAGE
18'5" x 15'8" (5.62 x 4.80)
Electric up and over door, power and lighting, frosted double glazed windows to the side.

Door off lean to area to:

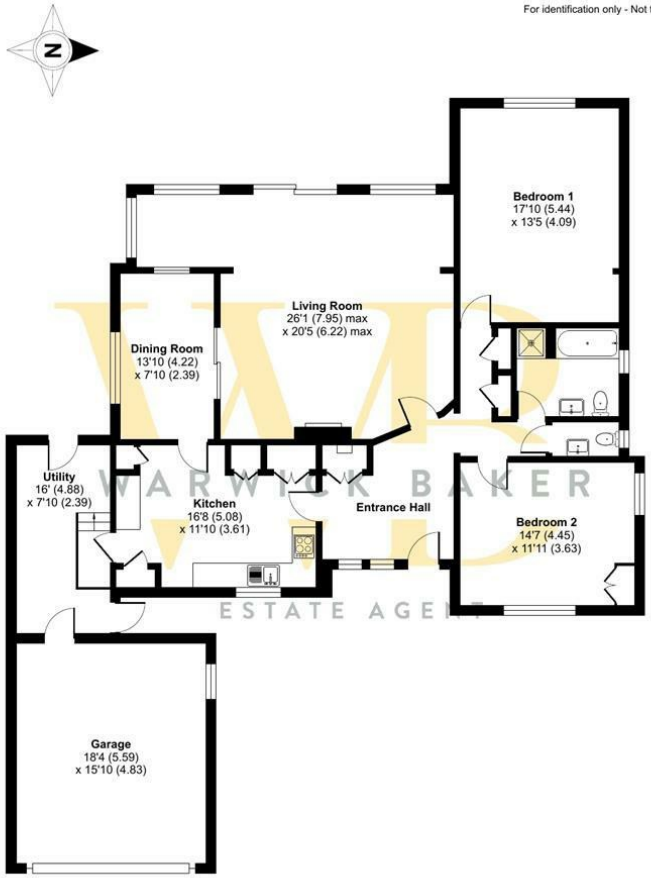
SIDE COURTYARD
28'4" x 8'3" (8.66 x 2.52)
Laid to patio leading to:

REAR GARDEN
59'0" x 41'11" (18.00 x 12.80)
Having a favoured southerly aspect with direct views of Shoreham Beach and The English Channel, raised patio slab area, step down to lawned area bisected by patio slab pathway with gate giving direct access to Shoreham Beach, all enclosed by low walling, hedges and shrubs, side passageway leading to gate accessing the front garden.

Old Fort Road, Shoreham-by-Sea, BN43

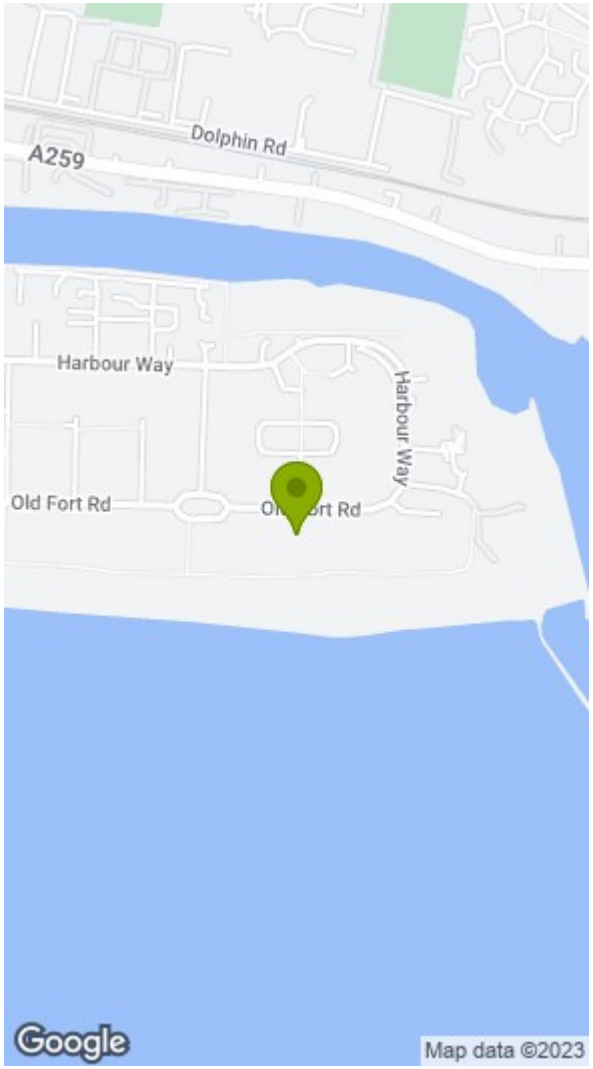
Approximate Area = 1878 sq ft / 174.4 sq m (includes garage)

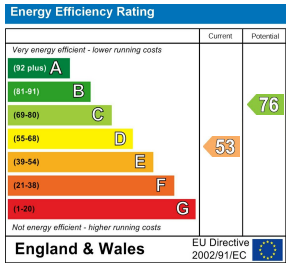
For identification only - Not to scale

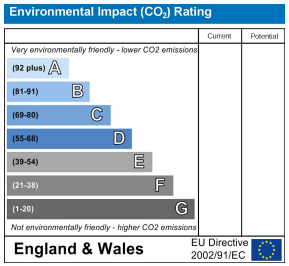


Certified Property Measurer

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). ©nichecom 2023. Produced for Warwick Baker Estate Agent Ltd. REF: 1007081







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