



92 Old Fort Road | | Shoreham-By-Sea | BN43 5HB



ESTATE AGENT



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Offers In Excess Of £2,800,000

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WARWICK BAKER ESTATE AGENTS ARE DELIGHTED TO OFFER TO THE MARKET THIS STUNNING CONTEMPORARY DETACHED HOUSE, LOCATED ON THE FORESHORE OF SHOREHAM BEACH. THE PROPERTY BENEFITS FROM BREATHTAKING SOUTH FACING VIEWS OF THE BEACH AND THE SEA THROUGHOUT. THE PROPERTY COMPRISES 50' ENTRANCE HALL, 5 DOUBLE BEDROOMS, THREE EN-SUITES, 41' OPEN PLAN LIVING/DINING/KITCHEN SPACE, UTILITY ROOM, GUEST SITTING ROOM, BOILER/PUMP ROOM, SEPARATE CLOAKROOM, FRONT BALCONY WITH DIRECT SEA VIEWS, FRONT GARDEN WITH 59' PRIVATE DRIVE, 41' SOUTH FACING REAR GARDEN WITH HEATED SWIMMING POOL AND HAVING DIRECT ACCESS TO THE BEACH. NO UPWARD CHAIN. INTERNAL VIEWING IS HIGHLY RECOMMENDED BY THE VENDORS SOLE AGENT.

- FIVE DOUBLE BEDROOMS
- 41' SITTING/DINING ROOM
- CONTEMPORARY KITCHEN
- GUEST SITTING ROOM
- FAMILY BATHROOM
- THREE EN-SUITES
- UTILITY ROOM + SEPARATE CLOAKROOM
- 41' SOUTH FACING REAR GARDEN
- HEATED SWIMMING POOL
- PRIVATE DRIVEWAY + DOUBLE GARAGE

Front door leading to:

### ENTRANCE HALL

50'9" x 14'6" (15.47 x 4.43)

Double glazed windows and twin sliding patio doors to the rear having a favoured southerly aspect with direct view of Shoreham Beach and The English Channel, polished lime stone tiled flooring with under floor heating, feature sunken illuminated indoor pool, double glazed window and door to the side having a westerly aspect, LED downlighting.

Oak door off entrance hall to:

### GUEST SITTING ROOM

16'11" x 15'11" (5.18 x 4.87)

Double glazed windows to the side having a westerly aspect, high level double glazed window to the side having an easterly aspect, frosted double glazed door giving access to side passageway, solid wood flooring with part under floor heating, LED downlighting.

Oak door off guest sitting room to:

### EN-SUITE BATHROOM

Being part tiled, comprising bath with mixer tap and separate shower attachment, shower rail, low level wc, enamelled sink unit with mixer tap, heated hand towel rail, tiled flooring, frosted double glazed window.

Oak door off guest sitting room to:

### BEDROOM 3

16'11" x 8'11" (5.16 x 2.72)

Double glazed window, solid wood flooring, LED downlighting.

Oak door off entrance hall to:

### BEDROOM 2

15'5" x 14'9" (4.71 x 4.51)

Double glazed windows and sliding double glazed patio door to the rear having a favoured southerly aspect with direct view of Shoreham Beach and The English Channel, solid wood flooring with under floor heating, LED downlighting

Sliding oak door off bedroom 2 to:

### EN-SUITE SHOWER ROOM

Comprising low level wc, low level bidet, enamelled sink unit with mixer tap, LED downlighting, tiled flooring with under floor heating, step in fully tiled shower area with built in shower with separate shower attachment.

Opening off entrance hall to:

### INNER HALL

Solid wood flooring with under floor heating, LED downlighting.

Oak door off inner hall to:

### BEDROOM 4

11'10" x 10'11" (3.61 x 3.35)

Double glazed windows to the rear having a favoured southerly aspect with direct view of Shoreham Beach and The English Channel, solid wood flooring, LED downlighting.

Oak door off inner hall to:

### FAMILY BATHROOM

Comprising bath with mixer tap and separate shower attachment, heated hand towel rail, enamelled wash hand basin with mixer tap, tiled flooring with under floor heating, frosted double glazed window, LED downlighting.

Oak door off inner hall to:

### BEDROOM 5

11'1" x 8'6" (3.39 x 2.60)

Double glazed window to the side having a westerly aspect, solid wood flooring with under floor heating, LED downlighting.

Opening off entrance hall to:

### INNER HALLWAY

Solid wood flooring with under floor heating, LED downlighting, oak door giving access to airing cupboard.

Oak door off inner hallway to:

### UTILITY ROOM

Comprising worktop with inset sink unit with mixer tap, range of cupboards under, space and plumbing for washing machine

and tumble dryer, tiled flooring with under floor heating, high level double glazed window to the side having an easterly aspect, LED downlighting.

Oak door off inner hallway to:

### SEPARATE CLOAKROOM

Comprising low level wc, circular enamelled sink unit with mixer tap, tiled flooring with under floor heating, LED downlighting.

Oak door off inner hallway to:

### GARAGE

19'10" x 14'3" (6.05 x 4.36)

With electric up and over door, high level double glazed window to the side having an easterly aspect, power and lighting.

Solid wood staircase with glass banister up from entrance hall to:

### SITTING/DINING ROOM

41'5" x 20'11" (12.64 x 6.39)

With range of double glazed windows and twin sliding double glazed patio doors to the rear having a favoured southerly aspect with direct view of Shoreham Beach and The English Channel, feature contemporary style fireplace, two sets of built in display shelving, solid wood flooring, LED downlighting.

Double glazed French door off sitting/dining room to:

### FRONT BALCONY

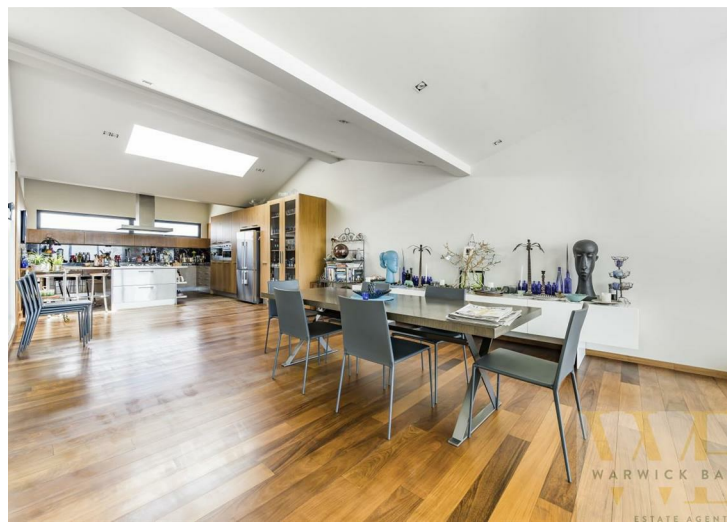
Having a favoured southerly aspect with direct views of Shoreham Beach and The English Channel

Opening off sitting/dining room to:

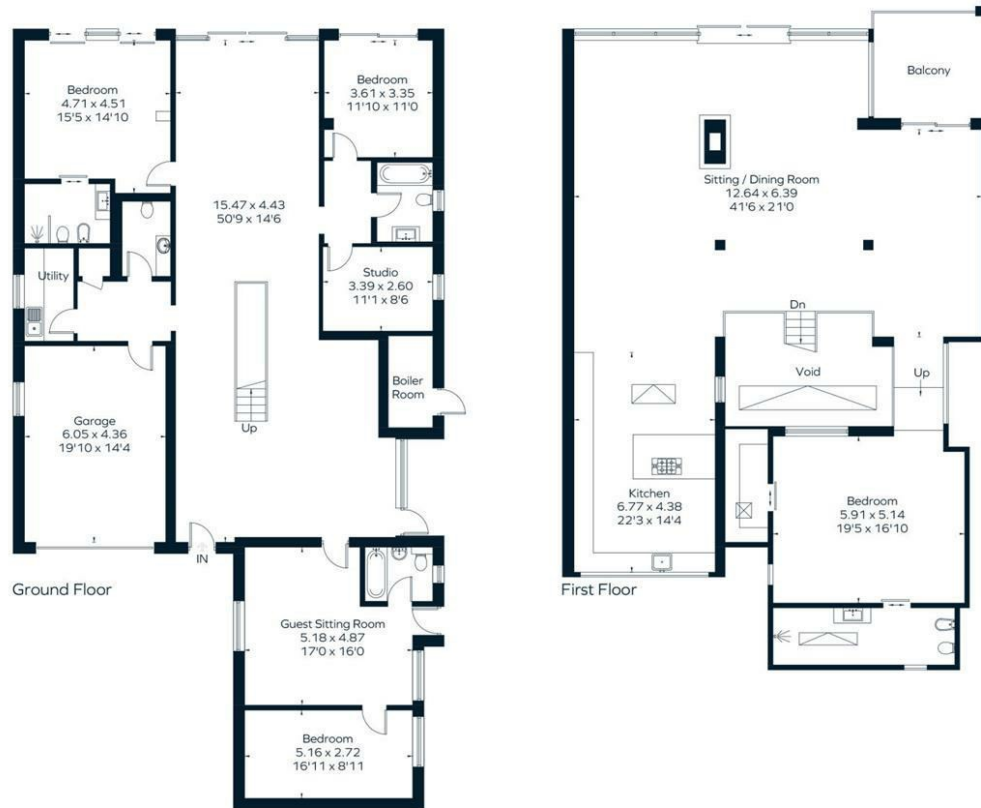
### KITCHEN

22'2" x 14'4" (6.77 x 4.38)

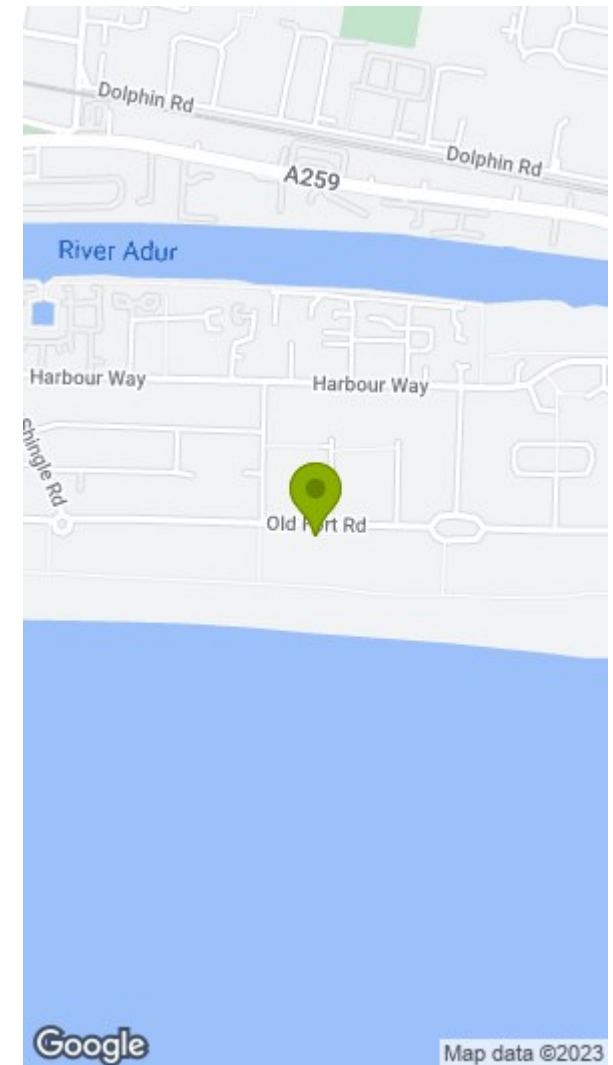
Comprising marble work top with inset sink and mixer tap, range of slow closing cupboards under, two dishwashers, corner carousel unit, marble back splash, complimented by matching wall units over, adjacent marble worktop to the side, eight slow closing drawers under, built in ' SMEG ' electric oven to the side, further electric oven to the side, storage cupboards under and over, free standing American style



Approximate Area = 418.5 sq m / 4505 sq ft  
 Boiler Room = 4 sq m / 43 sq ft  
 Total = 422.5 sq m / 4548 sq ft  
 (Including Garage / Excluding Void)



Surveyed and drawn in accordance with the International Property Measurement Standards (IPMS 2: Residential)  
 fourwalls-group.com 299217



### 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		Current	Potential	Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very energy efficient - lower running costs	(92 plus) A			Very environmentally friendly - lower CO <sub>2</sub> emissions	(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 <sub>2</sub> emissions			
England & Wales		84	84	England & Wales			
	EU Directive 2002/91/EC				EU Directive 2002/91/EC		