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

WARWICK BAKER
ESTATE AGENT

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£799,950

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Warwick Baker Estate Agents are thrilled to introduce this stunning semi-detached home, ideally located a mere 100 metres from the breathtaking Shoreham Beach foreshore. You'll love being just a short stroll from Ferry Road, home to a delightful selection of local shops and amenities.

As you enter this remarkable property, you're greeted by a spacious 24' entrance hall and four generously sized double bedrooms, a study/bedroom 5 offering ample space for your family. The stylish modern kitchen/dining room sets the stage for memorable gatherings, while the inviting garden room is perfect for family moments. Additional highlights include a practical utility room and a convenient ground floor shower room, tailored for today's lifestyle.

- FOUR DOUBLE BEDROOMS
- 15' GARDEN ROOM
- AMPLE OFF ROAD PARKING
- STUDY/BEDROOM 5
- MODERN KITCHEN/DINING ROOM
- SECLUDED REAR GARDEN
- THREE BATHROOMS
- BALCONY WITH SEA VIEWS
- UTLITY ROOM
- 20' INTEGRAL GARAGE

Part double glazed front door leading to:

ENTRANCE HALL
24' in length (7.32m in length)
built in storage cupboard with hanging and shelf, housing electric trip switches, cloaks hanging area, school style radiator, door giving access to under stairs storage area with shelf, ' KARNDEAN ' flooring, part sloping ceiling with ' VELUX ' window to the front having a favoured southerly aspect, down lighting.

Door off entrance hall to:

KITCHEN/DINING ROOM
15'10" x 12'8" (4.84 x 3.88)
Comprising quartz worktop, with inset 1 1/4 bowl stainless steel sink unit with contemporary style mixer tap, range of slow closing drawers and cupboards under, built in integrated ' BEKO ' dishwasher to the side, matching quartz backsplash with tiling over, complimented by matching wall units over with under counter lighting, built in integrated ' AEG ' double electric oven to the side, storage cupboard over, matching adjacent worktop with cupboard under, matching quartz backsplash with tiling over, complimented by matching wall unit over with under counter lighting, built in integrated fridge and freezer to the side, larder style cupboard to the side with integrated drawers, free standing matching four seater breakfast bar with inset ' AEG ' induction hob, range of drawers and cupboards under, two built in wine coolers, stainless steel extractor hood over, glass display shelving to the side, ' KARNDEAN ' flooring, floor to ceiling contemporary style radiator, down lighting.

Two openings off kitchen/dining room to:

GARDEN ROOM
15'10" x 10'3" (4.84 x 3.14)
With corner wood burner with slate hearth, ' KARNDEAN ' flooring, floor to ceiling contemporary style radiator, down lighting. two double glazed sky lights.

Part frosted glazed door off entrance hall to:

UTILITY ROOM
Comprising granite effect worktop with space and plumbing for washing machine under, storage cupboard over housing ' WORCESTER ' gas fired combination boiler, adjacent matching worktop with space for tumble dryer under, double doored storage cupboard over, tiled flooring, frosted double glazed windows.

Door off entrance hall to:

GROUND FLOOR SHOWER ROOM
Being fully tiled, comprising pedestal wash hand basin with contemporary style mixer tap, low level wc, single panel radiator, tiled flooring, high level double doored storage cupboard, frosted double glazed window, step in fully tiled shower cubicle with ' MIRA ' independent shower unit with separate shower attachment, folding shower door.

Turning staircase with bannister and spindle up from entrance hall to:

FIRST FLOOR LANDING
School style radiator.

Door off first floor landing to:

BEDROOM 1
17'3" x 12'10" (5.28 x 3.93)
(Currently being used as a lounge) Having a dual aspect, double glazed window to the front having a favoured southerly aspect, part sloping ceiling with ' VELUX ' window to the side having a westerly aspect, double panelled radiator, downlighting.

Twin double glazed French doors off bedroom 1 to:

BALCONY
7'0" x 6'5" (2.14 x 1.98)
Having a favoured southerly aspect with glimpses of The English Channel, laid to tiling, enclose by glass balustrade with steel handrail.

BEDROOM 2
17'0" x 12'8" (5.20 x 3.88)
Having a dual aspect, double glazed windows to the rear, part sloping ceiling with ' VELUX ' window to the side having a westerly aspect, radiator with cover.

Door off bedroom 2 to:

EN-SUITE SHOWER ROOM
Being fully tiled, comprising floating vanity unit with inset wash hand basin with mixer tap, drawer under, low level wc, heated hand towel rail, illuminated mirror, part sloping with ' VELUX ' window to the side having a westerly aspect, ' KARNDEAN ' flooring, step in fully tiled shower cubicle with built in shower with rainfall style shower head, separate shower attachment, glass shower screen.

Door off first floor landing to

STUDY/BEDROOM 5
7'7" x 6'7" (2.33 x 2.02)
Part sloping ceiling with ' VELUX ' window to the side having a westerly aspect, double panelled radiator.

Turning staircase with bannister and spindle up from first floor landing to:

SECOND FLOOR LANDING
Access to loft storage space.

Door off second floor landing to:

BEDROOM 3
13'0" x 9'3" (3.98 x 2.82)
Having a dual aspect, twin double glazed French doors to the front having a favoured southerly aspect on to Juliette balcony with views of The English Channel, part sloping ceiling with ' VELUX ' window to the side having a westerly aspect, door giving access to eaves storage cupboard with hanging rail, radiator with cover.

Door off second floor landing to:

BEDROOM 4
12'8" x 9'3" (3.88 x 2.83)
Having a dual aspect, double glazed windows to the rear with views of The South Downs, part sloping ceiling with ' VELUX ' window to the side having a westerly aspect, two doors to eaves storage space, double panelled radiator.

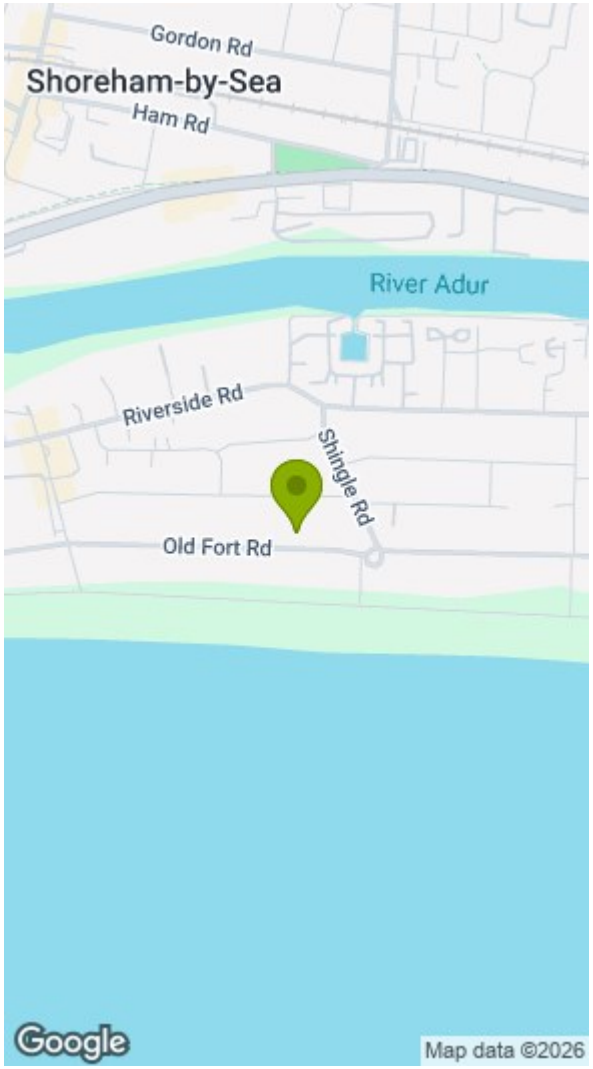
Door off second floor landing to:

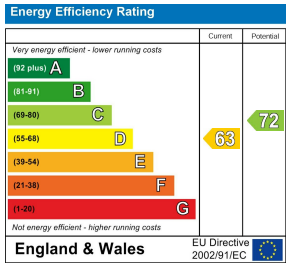
FAMILY BATHROOM
Being fully tiled, comprising ' P ' shaped wood panelled bath

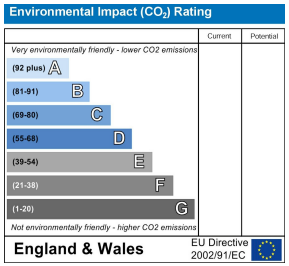
Old Fort Road, Shoreham-by-Sea, BN43

Approximate Area = 1358 sq ft / 126.1 sq m
Limited Use Area(s) = 182 sq ft / 16.9 sq m
Garage = 178 sq ft / 16.5 sq m
Total = 1718 sq ft / 159.5 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). ©nichecom 2026. Produced for Warwick Baker Estate Agent Ltd. REF: 1499230







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