



163 Old Fort Road | | Shoreham By Sea | BN43 5HL

WB
WARWICK BAKER
ESTATE AGENT



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£949,950

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WARWICK BAKER ESTATE AGENTS ARE THRILLED TO PRESENT THIS IMPECCABLY MAINTAINED DETACHED CHALET STYLE HOUSE, IDEALLY LOCATED JUST 100 METRES FROM THE FORESHORE. A SHORT STROLL TAKES YOU TO THE FOOTBRIDGE, WHILE THE MAINLINE RAILWAY STATION (LONDON VICTORIA - 80 MINUTES) IS WITHIN A CONVENIENT MILE. THIS EXCEPTIONAL PROPERTY FEATURES AN INVITING ENTRANCE VESTIBULE AND HALL, FIVE SPACIOUS BEDROOMS, A 20' DUAL ASPECT RECEPTION ROOM, AND A STUNNING 23' MODERN KITCHEN/DINING ROOM. ADDITIONAL HIGHLIGHTS INCLUDE A FULLY TILED GROUND FLOOR SHOWER ROOM, AN EN-SUITE WET ROOM, AND A FAMILY BATHROOM. RELAX ON THE BALCONY WITH SEA GLIMPSES, TAKE ADVANTAGE OF THE 45' FRONT AREA WITH PLENTIFUL OFF-ROAD PARKING, AND ENJOY THE 16' INTEGRAL GARAGE PLUS A 46' REAR PATIO GARDEN. THIS PROPERTY MUST BE VIEWED INTERNALLY TO BE APPRECIATED, SO DON'T MISS OUT!

- FIVE BEDROOMS
- 20' DUAL ASPECT RECEPTION ROOM
- 23' KITCHEN/DINING ROOM
- FULLY TILED FAMILY BATHROOM
- FULLY TILED GROUND FLOOR SHOWER ROOM
- FULLY TILED EN-SUITE WET ROOM
- BALCONY WITH SEA GLIMPSES
- OFF ROAD PARKING FOR NUMEROUS VEHICLES
- 16' INTEGRAL GARAGE
- 46' REAR GARDEN

Part leaded double glazed front door leading to:

ENTRANCE VESTIBULE

5'1"x 3'8" (1.55mx 1.12m)

Part leaded double glazed window to the front having a favoured southerly aspect.

Part frosted leaded double glazed door off entrance vestibule to:

ENTRANCE HALL

10'4" x 9'7" (3.15m x 2.92m)

Being 'T' shaped, single panel radiator, 'KARNDEAN' flooring.

Twin part frosted glazed doors off entrance hall to:

RECEPTION ROOM

20'4" x 12'0" (6.21 x 3.67)

Having a dual aspect, leaded double glazed windows with plantation style shuttering to the front having a favoured southerly aspect, leaded double glazed windows with plantation style shuttering to the side having an easterly aspect, feature open fireplace with recessed wood burner, wood mantle, stone hearth, double panelled radiator, LED downlighting.

Opening off entrance hall to:

INNER HALL

12'3" x 11'11" (3.73m x 3.63m)

Being 'L' shaped, door giving access to airing cupboard housing pressurised hot water cylinder, 'KARNDEAN' flooring, LED downlighting, door giving access to storage cupboard with shelving.

Door off inner hall to:

KITCHEN/DINING ROOM

23'6" x 13'5" (7.18 x 4.10)

Comprising stainless steel sink unit with 'QUOOKER' hot water mixer tap, inset into quartz work top, illuminated slow closing cupboards under, integrated 'NEFF' dishwasher to the side, integrated 'BAUMATIC' washing machine to the side, integrated 'SMEG' washer dryer to the side, integrated bin cupboard to the side, matching quartz back splash, complemented by matching wall units over with downlighting,

adjacent matching quartz work top/three seater breakfast bar to the side with inset 'AEG' induction hob, range of slow closing drawers under, further adjacent matching quartz worktop with cupboard under, built in wine cabinet to the side, matching quartz backsplash, built in 'AEG' electric oven to the side, 'AEG' microwave/oven over, storage cupboards under and over, storage cupboard to the side with integrated drawers, built in 'AEG' fridge/freezer to the side, porcelain tiled flooring with under floor heating, LED downlighting, part lofted roof space with two 'VELUX' windows, double glazed windows with integrated blinds to the side having a westerly aspect.

Door off inner hall to:

BEDROOM 3

14'0" x 13'0" (4.27 x 3.97)

Double glazed windows and twin double glazed French doors to the side having an easterly aspect, two double panelled radiators, LED downlighting.

Door off bedroom 3 to:

EN-SUITE WET ROOM

Being fully tiled, comprising shower area with built in shower with rainfall style shower head, glass shower screen, floating sink unit with contemporary style mixer tap, low level wc, heated hand towel rail, tiled flooring with under floor heating, leaded frosted double glazed windows, LED downlighting, extractor fan.

Door off inner hall to:

BEDROOM 4

12'11" x 8'11" (3.94 x 2.73)

Leaded double glazed windows to the rear, high level frosted leaded double glazed windows to the side, double panelled radiator, LED downlighting.

Door off inner hall to:

OFFICE/BEDROOM 5

13'11" x 10'4" (4.26 x 3.15)

Leaded double glazed windows with plantation style shuttering to the front having a favoured southerly aspect, single panel radiator, 'KARNDEAN' flooring, LED downlighting.

Door off inner hall to:

SHOWER ROOM

Being fully tiled, comprising pedestal wash hand basin with contemporary style mixer tap, low level wc, radiator with cover, 'KARNDEAN' flooring, LED downlighting, extractor fan, step in fully tiled shower cubicle with built in shower, rainfall style shower head, glass shower door.

Turning staircase up from entrance hall to:

LANDING

Part sloping ceiling with 'VELUX' window to the front having a favoured southerly aspect, LED downlighting.

Door off landing to:

BEDROOM 1

17'4" x 16'11" (5.30 x 5.17)

Having a dual aspect, leaded double glazed windows to the rear with glimpses of The South Downs, extensive range of built in wardrobes with hanging and shelving space, two built in eaves storage cupboards, single panel radiator, LED downlighting.

Range of double glazed bi-fold doors to the front having a favoured southerly aspect with glimpses of The English Channel off bedroom 1 to:

BALCONY

10'9" x 8'2" (3.30m x 2.50m)

Laid to decking, enclosed by smoked glass balustrade, front having a favoured southerly aspect with glimpses of The English Channel.

Door off landing to:

BEDROOM 2

16'10" x 15'1" (5.15 x 4.62)

Having a dual aspect, leaded double glazed windows to the rear with glimpses of The South Downs, leaded double glazed windows front having a favoured southerly aspect, single panel radiator, door giving access to eaves storage space, LED downlighting.

Door off landing to:



Old Fort Road, Shoreham-by-Sea, BN43

Approximate Area = 1929 sq ft / 179.2 sq m (excludes store)
Limited Use Area(s) = 40 sq ft / 3.7 sq m
Garage = 132 sq ft / 12.2 sq m
Total = 2101 sq ft / 195.1 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 2026. Produced for Warwick Baker Estate Agent Ltd. REF: 1469379

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	