



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

**WB**  
WARWICK BAKER  
ESTATE AGENT



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£475,000

\*\*\* £475,000 \*\*\*

WARWICK BAKER ESTATE AGENTS ARE DELIGHTED TO OFFER FOR SALE A FOUR BEDROOM DETACHED RESIDENCE LOCATED ON OLD FORT ROAD. PARTS OF THE PROPERTY CONSIST OF PERIOD CONVERTED RAILWAY CARRIAGES ADDING CHARACTER TO THIS MODERN STYLE PROPERTY.

PLEASE CONTACT TO VIEW - 01273 461144

- OLD FORT ROAD
- DETACHED CHALET BUNGALOW
- FOUR BEDROOMS
- SOUTH FACING BALCONY
- SEA VIEWS
- OFF ROAD PARKING
- MASTER BEDROOM WITH EN-SUITE
- GROUND FLOOR BATHROOM
- NON - STANDARD CONSTRUCTION
- 01273 461144

## ENTRANCE PORCH

**14' x 4'02 (4.27m x 1.27m)**

Double glazed front door, double glazed windows overlooking front garden.

## LOUNGE

**21'9 x 13'3 (6.63m x 4.04m)**

Double glazed window, cast iron gas burner, radiator, sliding double glazed doors leading to rear garden.

## DINNING ROOM

**14'3 x 7'2 (4.34m x 2.18m)**

Formerly a railway carriage, double glazed window overlooking the front garden, radiator.

## BEDROOM 4

**14'3 x 7'2 (4.34m x 2.18m)**

Double glazed window overlooking the front garden, radiator, arched railway carriage ceiling.

## BEDROOM 3

**14'5 x 7'2 (4.39m x 2.18m)**

Double glazed windows, double glazed door to rear garden, radiator.

## GROUND FLOOR

### BATHROOM

Matching suite, low level w.c, wash hand basin, corner Jacuzzi style bath with chrome taps and shower attachment, wall mounted shower attachment, chrome heated towel rail, frosted double glazed window, fully tiled walls, wall mounted radiator.

### KITCHEN / BREAKFAST ROOM

**18'10 x 9'11 (5.74m x 3.02m)**  
Double glazed sliding door leading to rear garden, double glazed window overlooking rear garden, wall and base units, one and half bowl sink, space and plumbing for dishwasher and washing machine, fully tiled walls and flooring.

## FIRST FLOOR LANDING

### BEDROOM ONE

**14'01 x 12'8 (4.29m x 3.86m)**

Double glazed windows, double glazed door leading to balcony.

## EN-SUITE

Matching suite, low level w.c, wash hand basin, towel rail, paneled bath with chrome mixer taps and shower attachment.

## BEDROOM 2

**14'01 x 9'09 (4.29m x 2.97m)**

Double glazed windows overlooking rear garden and the South Downs, radiator.

## OUTSIDE

### FRONT GARDEN

Predominantly paved providing off road parking

### REAR GARDEN

Patio area, brick built pond, decking area, trees, shrubs, shed.

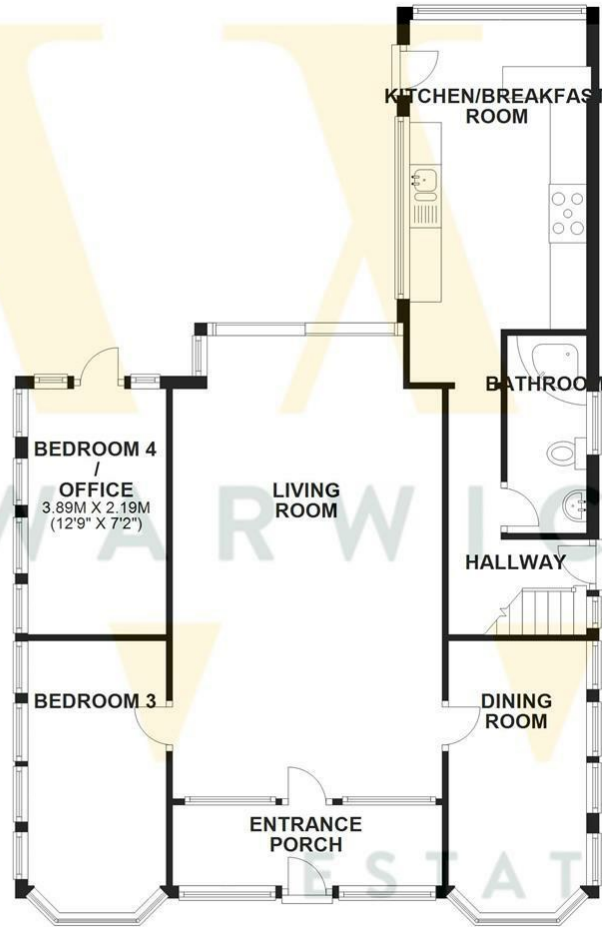
## NOTE

THE PROPERTY IS OF NON-STANDARD CONSTRUCTION - CASH BUYERS ONLY



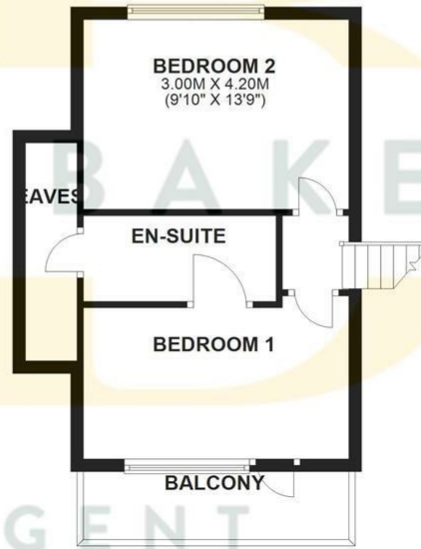
# GROUND FLOOR

APPROX. 90.1 SQ. METRES (969.6 SQ. FEET)

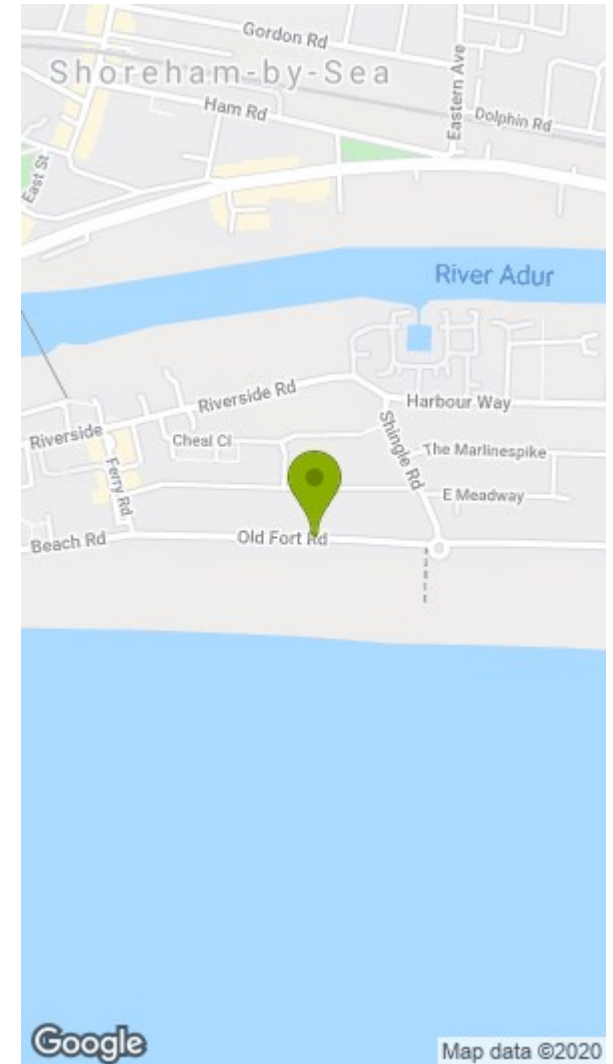


# FIRST FLOOR

APPROX. 32.4 SQ. METRES (348.5 SQ. FEET)



TOTAL AREA: APPROX. 122.5 SQ. METRES (1318.1 SQ. FEET)  
49 OLD FORT ROAD, SHOREHAM BY SEA



## 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 |
|---------------------------------------------|---|-------------------------|-----------|
| Very energy efficient - lower running costs |   |                         |           |
| (92 plus)                                   | A |                         |           |
| (81-91)                                     | B |                         |           |
| (69-80)                                     | C |                         |           |
| (55-68)                                     | D |                         |           |
| (39-54)                                     | E |                         |           |
| (21-38)                                     | F |                         |           |
| (1-20)                                      | G |                         |           |
| Not energy efficient - higher running costs |   |                         |           |
| England & Wales                             |   | EU Directive 2002/91/EC |           |

| Environmental Impact (CO <sub>2</sub> ) Rating                  |   | Current                 | Potential |
|-----------------------------------------------------------------|---|-------------------------|-----------|
| Very environmentally friendly - lower CO <sub>2</sub> emissions |   |                         |           |
| (92 plus)                                                       | A |                         |           |
| (81-91)                                                         | B |                         |           |
| (69-80)                                                         | C |                         |           |
| (55-68)                                                         | D |                         |           |
| (39-54)                                                         | E |                         |           |
| (21-38)                                                         | F |                         |           |
| (1-20)                                                          | G |                         |           |
| Not environmentally friendly - higher CO <sub>2</sub> emissions |   |                         |           |
| England & Wales                                                 |   | EU Directive 2002/91/EC |           |