



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



ESTATE AGENT



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Offers In Excess Of £800,000

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WARWICK BAKER ESTATE AGENTS ARE DELIGHT TO OFFER TO THE MARKET THIS RARELY AVAILABLE MODERN SEMI DETACHED PROPERTY ON OLD FORT ROAD.

IMMACULATELY PRESENTED THE PROPERTY OFFERS FLEXIBLE AND SPACIOUS ACCOMMODATION OVER TWO FLOORS. ON THE GROUND FLOOR THERE ARE FOUR BEDROOMS, MASTER WITH EN SUITE, BATHROOM AND UTILITY. UP THE SPIRAL STAIR CASE TO THE FIRST FLOOR IS A DOUBLE ASPECT 30'10 OPEN PLAN LIVING / DINING / KITCHEN WITH A SOUTHERLY ASPECT BALCONY.

THE PROPERTY MUST BE VIEWED TO BE APPRECIATED. 01273 461144

- OLD FORT ROAD
- 30'10 OPEN PLAN RECEPTION ROOM
- BALCONY WITH SEA VIEWS
- THREE DOUBLE BEDROOMS
- BEDROOM ONE WITH EN SUITE & DRESSING ROOM
- MODERN KITCHEN
- OFF ROAD PARKING
- LANDSCAPED REAR GARDEN
- CALL NOW TO VIEW
- 01274 461144

ENTRANCE HALL

Doors giving access to all Bedrooms, Bathroom, Utility, Dressing Room, Stairs turning and rising to the First Floor.

BEDROOM ONE

13' x 10' (3.96m x 3.05m)

French doors leading out onto the Rear Gardens, sliding door to Dressing Room, door to

EN SUITE SHOWER

Modern suite, walk in shower cubicle, wash hand basin, W.C.

BEDROOM 4

10' x 6'6 (3.05m x 1.98m)

Door to Rear Gardens.

BEDROOM 2

15'5 x 9'6 (4.70m x 2.90m)

Southerly aspect window, double built in wardrobes.

BEDROOM 3

13'3 x 9'8 (4.04m x 2.95m)

Southerly aspect window, double built in wardrobes.

BATHROOM

Modern matching suite, panel enclosed bath with shower over, walk in shower cubicle, wash hand basin, W.C.

UTILITY CUPBOARD

Space and plumbing for appliances.

FIRST FLOOR

OPEN PLAN RECEPTION ROOM

30'10 x 19'11 (9.40m x 6.07m)

Open plan double aspect room

KITCHEN - Modern range of wall and base units, work surfaces, inset sink unit, inset hob, eye level double oven, integrated appliances. Velux style windows with views of the South Downs.

LIVING / DINING ROOM - Southerly aspect with French Doors leading out onto a Balcony with stunning views of Shoreham Beach, eaves storage. Exposed beams and log burner.

OUTSIDE

FRONT GARDEN

Laid to shingle providing parking. Gated side access.

REAR GARDENS

Secluded walled gardens, laid to shingle, raised decked area.

STUDIO / WORKSHOP

9'10 x 8'2 (3.00m x 2.49m)

STUDIO / WORKSHOP

9'11 6' (3.02m 1.83m)

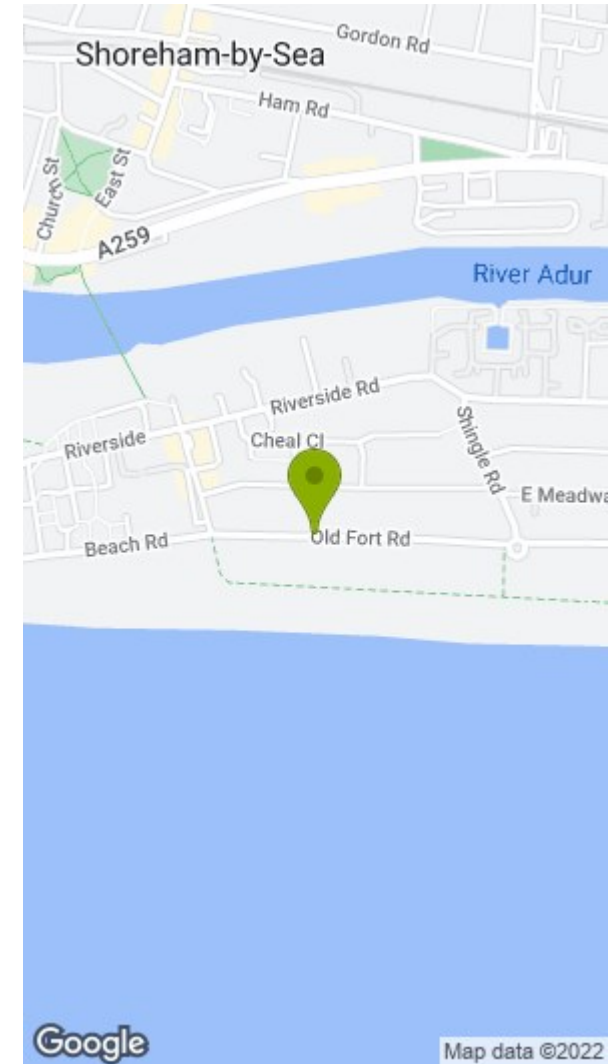


Old Fort Road, Shoreham-by-Sea, BN43

Approximate Area = 1285 sq ft / 119.4 sq m
 Limited Use Area(s) = 144 sq ft / 13.4 sq m
 Outbuildings = 139 sq ft / 12.9 sq m
 Total = 1568 sq ft / 145.7 sq m
 For identification only - Not to scale



RICS Certified Property Measurer
 Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS) Residential. © nicheworm 2022. Produced for Warwick Baker Estate Agent Ltd. REF: 891319



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			
Very energy efficient - lower running costs	Current	Potential	Very environmentally friendly - lower CO ₂ emissions	Current	Potential
(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	75	England & Wales	EU Directive 2002/91/EC	84