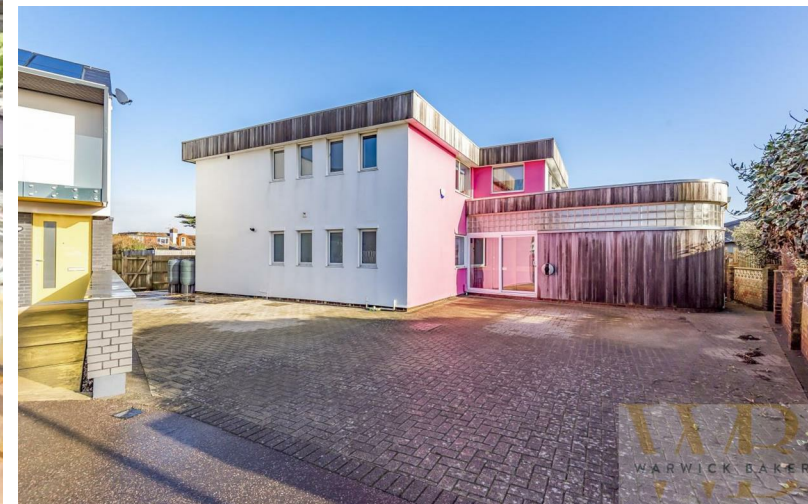




185 Old Fort Road | | Shoreham-By-Sea | BN43 5HL





## 185 Old Fort Road | | Shoreham-By-Sea | BN43 5HL

£1,350,000

\*\*\* £1,350,000 \*\*\*

WARWICK BAKER ESTATE AGENTS ARE DELIGHTED TO OFFER TO THE MARKET, THIS RARELY AVAILABLE SPACIOUS DETACHED HOUSE, SITUATED ON SHOREHAM BEACH. BENEFITTING FROM ENTRANCE PORCH, ENTRANCE HALL, 5 DOUBLE BEDROOMS, ANNEX/STUDIO/BEDROOM, 24' DUAL ASPECT LIVING ROOM, TRIPLE ASPECT SUN ROOM, 24' KITCHEN/BREAKFAST ROOM, UTILITY ROOM, GROUND FLOOR SHOWER ROOM, GROUND FLOOR CLOAKROOM, FIRST FLOOR BATHROOM, TWO DRESSING ROOMS, OFF ROAD PARKING FOR 3 CARS, SIDE COURTYARD, 63' REAR GARDEN. 'HEATMISER' WIRELESS THERMOSTAT SYSTEM. INTERNAL VIEWING HIGHLY RECOMMENDED BY THE VENDOR'S SOLE AGENT.

- 5 DOUBLE BEDROOMS
- SUN ROOM
- OFF ROAD PARKING FOR 5 CARS
- STUDIO/ANNEX/BEDROOM
- FIRST FLOOR BATHROOM
- 63' REAR GARDEN + SIDE COURTYARD
- 24' LIVING ROOM
- GROUND FLOOR SHOWER ROOM + SEPARATE C
- 24' KITCHEN/BREAKFAST ROOM
- DRESSING ROOM + STORE ROOM

Sliding double glazed patio door leading to:

### ENTRANCE PORCH

9'1" x 3'9" (2.79 x 1.15)

Double glazed window to the front having a westerly aspect, range high level glass blocks over, laminate wood flooring.

Part frosted glazed door off entrance porch to:

### ENTRANCE HALL

24'2" x 18'4" (7.38 x 5.60)

Being 'L' shaped, frosted glazed windows to the front, built in double doored storage cupboard with hanging and shelving space, further built in storage cupboard with shelving, wood block flooring, spotlighting.

Door off entrance hall to:

### STUDIO/ANNEX/BEDROOM 5

20'0" x 18'4" (6.12 x 5.60)

Double glazed windows and sliding double glazed door to the rear having an easterly aspect, high level curved range of glass blocks to the front, door giving access to the entrance porch, double panelled radiator, built in quadruple doored storage cupboard housing gas meter, electric trip switches, phone line and internet, laminate wood flooring, spotlighting.

Door off entrance hall to:

### BEDROOM 1

12'11" x 12'4" (3.94 x 3.77)

Double glazed windows to the rear having an easterly aspect with glimpses of Shoreham Harbour, double panelled radiator, spotlighting.

Doorway off bedroom1 to:

### DRESSING ROOM

8'0" x 5'2" (2.46 x 1.59)

Double glazed window to the rear having an easterly aspect, built in triple sliding doored wardrobe ( one door mirrored ) with hanging and shelving space, four drawers built in, single panel radiator.

Door off entrance hall to:

### BEDROOM 2

14'0" x 12'11" (4.29 x 3.94)

Having a dual aspect, double glazed windows to the side with glimpses of The South Downs, double glazed windows and sliding patio door to the rear having an easterly aspect, views of Shoreham Harbour, wood block flooring, double panelled radiator, spot lighting.

Door off entrance hall to:

### BEDROOM 3

11'9" x 10'5" (3.60 x 3.19)

Double glazed windows to the rear with glimpses of The South Downs, double panelled radiator.

Door off entrance hall to:

### STUDY

12'0" x 8'2" (3.67 x 2.50)

Double glazed window to the front having a favoured southerly aspect, radiator with radiator cover.

Door off entrance hall to:

### UTILITY ROOM

12'0" x 10'5" (3.68 x 3.18)

Comprising stainless steel sink unit with mixer tap, inset into work top, storage cupboards under, space and plumbing for washing machine to the side, matching adjacent work top, storage cupboards under, wall units over, double glazed windows to the side with glimpses of The South Downs, part frosted double glazed door giving access to the side courtyard, tiled flooring, single panel radiator, door giving access to utility cupboard housing 'BAXI' gas fired condensing boiler ( INSTALLED JUNE 2020 ), 'MEGAFLOW' hot water cylinder pressurised system.

Door off entrance hall to:

### GROUND FLOOR CLOAKROOM

Comprising low level wc, wall mounted wash hand basin with contemporary style mixer tap, frosted double glazed window, tiled flooring, spot lighting, borrowed light from the entrance hall.

Door off entrance hall to:

### GROUND FLOOR SHOWER ROOM

Comprising his and hers enamelled sink units with contemporary style mixer taps inset into work top, storage cupboards under, full width wall mirror over, low level wc, low level bidet, heated hand towel rail, two frosted double glazed windows, tiled flooring, spot lighting, glass door giving access to full tiled large shower cubicle, built in rainfall style shower head with separate shower attachment, frosted glazed window, extractor fan, spot lighting.

Stairs with bannister up from entrance hall to:

### LANDING

Single panel radiator, borrowed light from the living room and sun room, spot lighting.

Door off landing to:

### LIVING ROOM

24'2" x 12'11" (7.38 x 3.96)

Having a dual aspect double glazed windows to the side with views of The South Downs and Shoreham Harbour, double glazed windows to the rear having an easterly aspect with direct views of Shoreham Harbour entrance, The English Channel and along the coast to Brighton, two double panelled radiators.

Square opening off living room to:

### KITCHEN/BREAKFAST ROOM

24'5" x 10'5" (7.45 x 3.19)

Comprising 1 1/4 bowl sink unit with mixer tap, inset into granite effect work top, range of drawers and storage cupboards under, built in 'BOSCH' dishwasher to the side, tiled splash back, wall unit over with down light, free standing stainless steel range oven with four ring gas hob, double oven under, work top to both sides, drawer and cupboard to both sides, stainless steel back splash, stainless steel canopied extractor over, tiled back splash, display shelving, adjacent work top with drawers and storage cupboards under, tiled splash back, space for tall fridge/freezer, built in larder style storage cupboard with shelving, windows to the side with views of The South Downs, laminate wood flooring, spot lighting, door giving access to the landing.

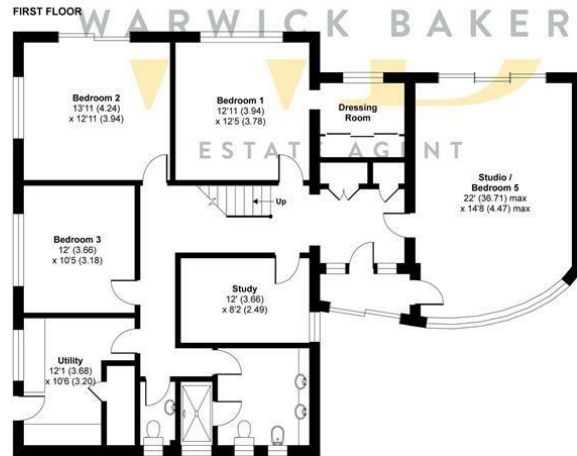
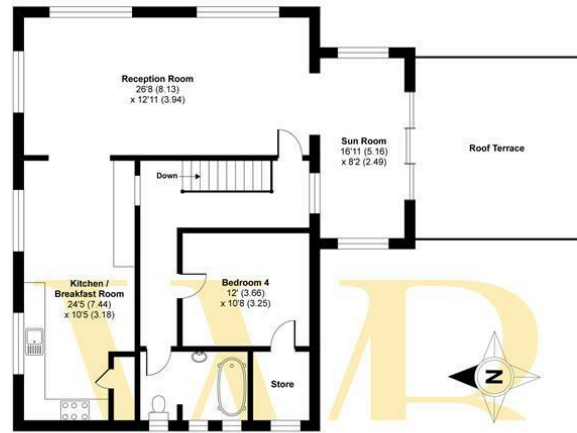
Square opening off living room to:



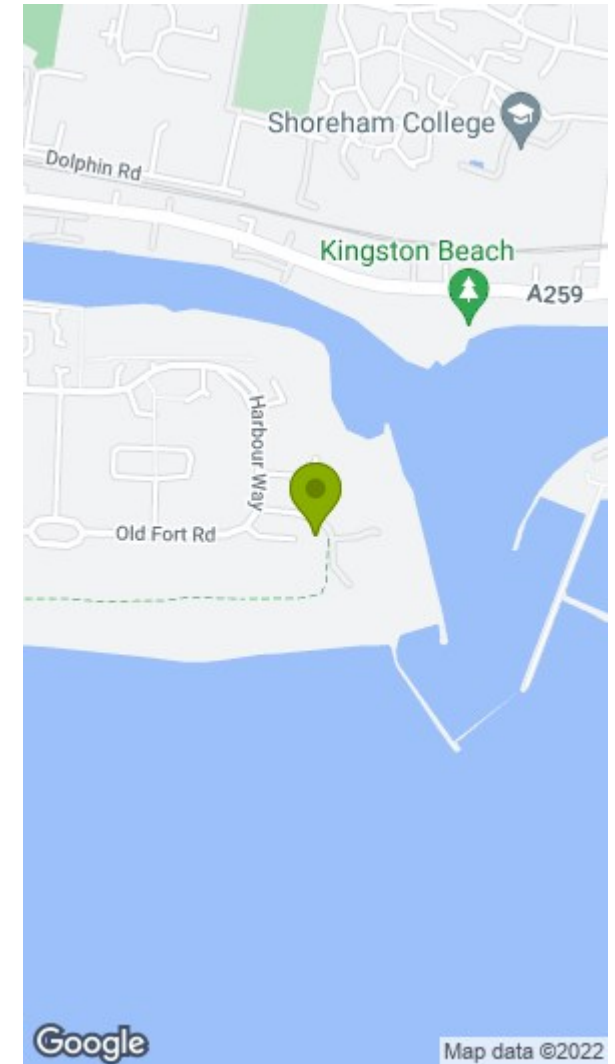
# Old Fort Road, Shoreham-by-Sea, BN43

Approximate Area = 2728 sq ft / 253.4 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 (IPMS2 Residential). © richcom 2020. Produced for Warwick Baker Estate Agent Ltd. REF: 678490



## 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 <sub>2</sub> ) Rating			
Very energy efficient - lower running costs	Current	Potential	Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions		
England & Wales	EU Directive 2002/91/EC	80	England & Wales	EU Directive 2002/91/EC	65