



32 Old Fort Road | | Shoreham By Sea | BN43 5RJ

**WB**  
WARWICK BAKER  
ESTATE AGENT



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£3,000,000

\*\*\* £3,000,000 \*\*\*

WARWICK BAKER ESTATE AGENTS IS THRILLED TO UNVEIL A CAPTIVATING ECO HOUSE THAT REDEFINES SUSTAINABLE LIVING IN THE MOST LUXURIOUS WAY. THIS ARCHITECTURAL MASTERPIECE SEAMLESSLY FUSES OPULENCE WITH STATE-OF-THE-ART TECHNOLOGY, INVITING YOU TO A LIFESTYLE OF UNPARALLELED COMFORT AND RESPONSIBILITY.

- OLD FORT ROAD, ON THE FORESHORE
- 4715 SQ FT SET OVER THREE FLOORS
- INFINITY POOL WITH A LEVEL DECK & COMMERCIALLY GRADE HOT TUB WITH SCREEN FROM THE BEACH
- FIVE DOUBLE BEDROOMS WITH EN-SUITES AND BALCONIES
- SELF CONTAINED MASTER SUITE ON THE TOP FLOOR WITH TERRACE
- UNDERFLOOR WET HEATMISER 10-ZONE SYSTEM
- 22'2 X 21'6 LIVING ROOM WITH VAULTED CEILING, FLOOR TO CEILING WINDOWS, SCANDINAVIAN WOOD BURNER
- QUADRUPLE GARAGE READY FOR POTENTIAL ANNEX
- PLEASE CALL FOR MORE INFORMATION AND TO VIEW
- 01273 461144

IMAGINE BEING ENVELOPED BY A STUNNING FAÇADE ADORNED WITH LUSH GREEN SEDUM ROOFS—A VISUAL DELIGHT THAT NOT ONLY ENHANCES BIODIVERSITY BUT ALSO PROVIDES EXCEPTIONAL INSULATION. THIS OASIS ENTICES YOU WITH AN ENTICING ANNUAL FIT INCOME OF \*\*£3193.93\*\* FOR 2024/2025, THOUGHTFULLY INDEXED FOR FUTURE INFLATION. COUPLED WITH MANAGEABLE DUAL FUEL OUTGOINGS OF \*\*£2760\*\* FOR HEATING YOUR EXQUISITE HEATED SWIMMING POOL AND INDULGENT HOT TUB, THIS PROPERTY IS AS FINANCIALLY SAVVY AS IT IS STUNNING.

FLOWING THROUGH THE HEART OF THIS HOME IS A CLEVER GREYWATER SYSTEM, NURTURING YOUR GARDEN, POOL, AND VIBRANT GREEN WALL WHILE CHAMPIONING SUSTAINABLE WATER USAGE. FEEL THE FRESHNESS IN EVERY CORNER, AS THE TWO MHVR SYSTEMS EQUIPPED WITH HEAT EXCHANGERS ENSURE EFFICIENT EAST-WEST VENTILATION AND A CONTINUOUS SUPPLY OF INVIGORATING AIR, CLOSELY ADHERING TO SEALED AND PASSIVE HOUSE STANDARDS.

YOUR CONTROL OVER THIS MAGNIFICENT RESIDENCE IS EFFORTLESS, THANKS TO THE INNOVATIVE CONTROL 4 SYSTEM. SCREENS STRATEGICALLY PLACED THROUGHOUT LET YOU ORCHESTRATE THE AMBIANCE WITH EASE—ILLUMINATING LUTRON LIGHTING, ADJUSTING BLINDS, FINE-TUNING HEATING VIA HEATMISER, AND SEAMLESSLY INTEGRATING YOUR AUDIO, TV, INTERCOM,

AND SECURITY FEATURES, INCLUDING A STATE-OF-THE-ART LINN CCTV SYSTEM. CRAFTED USING DURISOL ECO BLOCKS, THE STRIKING 316 STAINLESS STEEL BESPOKE GLASS WALL ADDS A MODERN TOUCH TO THE HIGH-ENERGY EFFICIENCY OF THE PROPERTY. YOU'LL REVEL IN THE COMFORT OF A BUILT-IN BOSCH VACUUM AND SOFT WATER SYSTEM, WHILE THE FULLY EQUIPPED ITALIAN KITCHEN, FEATURING SILESTONE WORKTOPS AND PREMIUM SIEMENS APPLIANCES, BECKONS CULINARY ADVENTURES.

WARMTH EMBRACES YOU WITH AN UNDERFLOOR WET HEATING SYSTEM THAT SPANS ALL THREE LEVELS, MANAGED EXPERTLY BY A 10-ZONE HEATMISER SYSTEM FOR PERSONALIZED COMFORT.

STEP OUTSIDE TO DISCOVER YOUR VERY OWN INFINITY POOL, A LEVEL DECK THAT INVITES RELAXATION, AND A COMMERCIAL-GRADE HOT TUB FOR TRANQUIL EVENINGS. A DEDICATED WATER SPORTS STORE AND A DOG SHOWER REFLECT THE THOUGHTFUL DESIGN THAT CATERS TO EVERY LIFESTYLE. RELAX IN THE SNUG, UNIQUELY ACCESSED FOR ADDED CHARM.

ASCEND TO THE TOP FLOOR, WHERE A SUMPTUOUS SELF-CONTAINED MASTER BEDROOM SUITE AWAITS. IT FEATURES A PRIVATE BALCONY (READY FOR A HOT TUB), A SECOND KITCHEN FOR CONVENIENCE, BLACKOUT LUTRON BLINDS, AND AN

INDULGENT ASHTON BENTLEY BATH AND EN-SUITE STEAM ROOM THAT PROMISE SERENE ESCAPES. THE LOUNGE, ADORNED WITH A SCANDINAVIAN WOOD-BURNING STOVE AND FULLY AUTOMATED BLINDS, IS A HAVEN FOR COZY EVENINGS. MEANWHILE, THE TV ROOM, EQUIPPED WITH THX SURROUND SOUND AND A STUNNING 77" OLED TV, SETS THE STAGE FOR UNFORGETTABLE MOVIE NIGHTS.

DESIGNED WITH VERSATILITY IN MIND, THE QUADRUPLE GARAGE OFFERS POTENTIAL FOR AN ANNEXE, FEATURING HIGH-SPECIFICATION ECO-BLOCK CONSTRUCTION THAT COMPLEMENTS THE PROPERTY'S ETHOS.

THIS ECO HOUSE INVITES YOU TO IMMERSE YOURSELF IN A REALM WHERE LUXURY AND SUSTAINABILITY COEXIST IN PERFECT HARMONY. MAKE THIS EXCEPTIONAL PROPERTY YOUR OWN. FOR ADDITIONAL INFORMATION OR TO ARRANGE A VIEWING, PLEASE CONTACT 01273 461144



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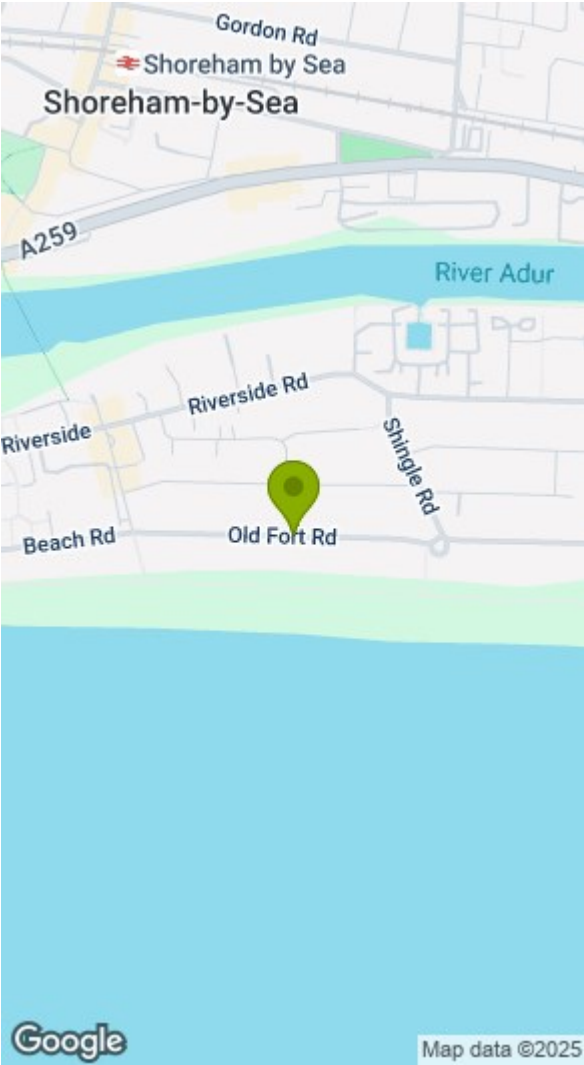
Approximate Area = 3975 sq ft / 369.2 sq m  
Garage = 740 sq ft / 68.7 sq m  
Total = 4715 sq ft / 437.9 sq m  
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). ©richcom 2025. Produced for Warwick Baker Estate Agent Ltd. REF: 1272559

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