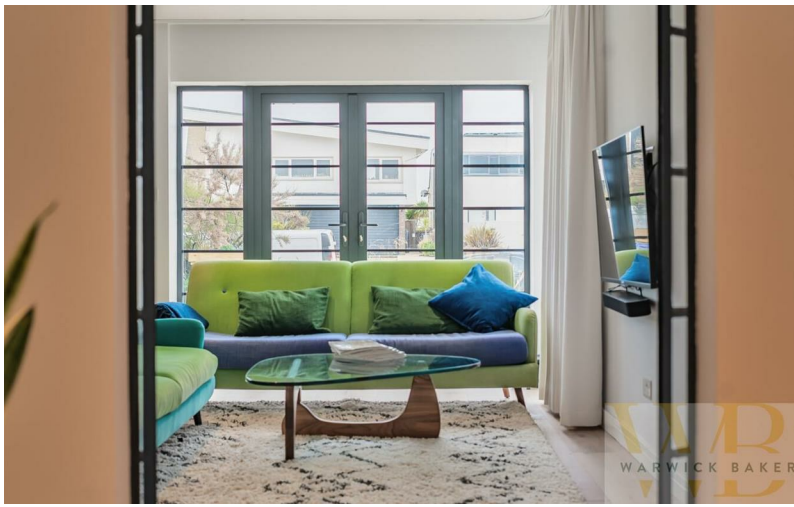
19 Old Fort Road | | Shoreham-By-Sea | BN43 5RL

WARWICK BAKER
ESTATE AGENT



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£1,095,000

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WARWICK BAKER ESTATE AGENTS ARE EXCITED TO PRESENT THIS REMARKABLE DETACHED RESIDENCE, JUST A STONES THROW FROM THE FORESHORE ON SHOREHAM BEACH. THE VIBRANT FERRY ROAD, WITH ITS DIVERSE ARRAY OF LOCAL SHOPS AND THE CONVENIENT FOOTBRIDGE, IS A SHORT STROLL AWAY.

THIS HOME HAS BEEN METICULOUSLY RESTORED AND REFURBISHED BY THE CURRENT OWNERS, ENSURING A PERFECT BLEND OF MODERN COMFORT AND CHARACTER CHARM. STEP INSIDE TO FIND AN INVITING 18' ENTRANCE HALL THAT LEADS TO A GENEROUS 21' TRIPLE ASPECT LIVING/DINING ROOM, IDEAL FOR ENTERTAINING OR RELAXING WITH FAMILY. THE CONTEMPORARY 14' KITCHEN/BREAKFAST ROOM IS A CHEF'S DREAM, COMPLETE WITH MODERN AMENITIES. ADDITIONAL FEATURES INCLUDE A UTILITY/CLOAK ROOM AND

- THREE DOUBLE BEDROOMS
- NEW FAMILY BATHROOM
- 40' REAR GARDEN
- 21' TRIPLE ASPECT LIVING/DINING ROOM
- EN-SUITE SHOWER ROOM TO MAIN BEDROOM
- 13' GARDEN OFFICE + 21' STORAGE GARAGE
- 14' NEW KITCHEN/BREAKFAST ROOM
- OFF ROAD PARKING FOR TWO VEHICLES
- UTILITY/CLOAKROOM
- 39' FRONT SOUTHERLY DECKED AREA

Part leaded frosted double glazed front door leading to:

ENTRANCE HALL
18'11" x 10'7" (5.78 x 3.23)
Being ' L ' shaped, engineered wood flooring with underfloor heating, LED downlighting.

Twin original ' CRITTALL ' doors off entrance hall to:

LIVING/DINING ROOM
21" x 18'2" (6.40m x 5.54m)
Having a triple aspect, two sets of double glazed windows to the side having an easterly aspect, floor to ceiling double glazed windows to the other side having a westerly aspect, two sets of double glazed windows and twin French doors to the front having a favoured southerly aspect, recessed ' STOVAX ' wood burner with glass hearth, engineered wood flooring with underfloor heating, LED downlighting.

Opening off living/dining room to:

KITCHEN/BREAKFAST ROOM
14'3" x 10'03" (4.34m x 3.12m)
Comprising ' L ' shaped ' QUARTZ ' worktop with inset stainless steel sink unit with brass ' QUOOKER ' boiling/filter water mixer tap, slow closing storage cupboards under, built in ' LAMONA ' dishwasher to the side, range of slow closing drawers to the side, matching ' QUARTZ ' backsplash, display shelving over, storage cupboards to the side, built in ' AEG ' steam oven to the side, ' AEG ' microwave/oven over, storage cupboards under and over, built in fridge/freezer to the side, storage space over, adjacent free standing breakfast bar with ' QUARTZ ' worktop, inset ' AEG ' built in four ring induction hob with down draft extractor, slow closing bin cupboard under, storage cupboards to the side, further adjacent matching ' QUARTZ ' work top, built in freezer under, range of drawers and cupboards to the side, matching ' QUARTZ ' backsplash, glazed storage cupboard over, display shelving to the side, double glazed window to the side having an easterly aspect, double glazed windows and twin French doors to the rear, engineered wood flooring with underfloor heating, LED downlighting.

Door off entrance hall to:

UTILITY/CLOAK ROOM
10'5" x 5'4" (3.18m x 1.63m)
Comprising stainless steel sink unit with contemporary style mixer tap inset into worktop, space and plumbing for washing machine and tumble dryer under, storage cupboard over, high level electric trip switches with electric meter under, glazed privacy screen, low level wc, wall mounted wash hand basin (to be installed), wall mounted ' VAILLANT ' gas fired combination boiler, double glazed window to the rear, double glazed French door to the side having an easterly aspect, further frosted double glazed window, engineered wood flooring with underfloor heating, LED downlighting.

Bespoke ' ZAKUNA ' turning staircase with illuminated oak treads, oak handrail with glass panels up from entrance hall to:

LANDING
13'10" x 5'2" (4.22 x 1.59)
Four doored built in illuminated storage cupboard with hanging and shelving space, display shelving to the side, double glazed window to the front having a favoured southerly aspect with glimpses of The English Channel, double glazed skylight, engineered wood flooring, LED downlighting.

Door off landing to:

BEDROOM 1
10'6" x 10'6" (3.20m x 3.20m)
Having a dual aspect, double glazed window to the side having an easterly aspect, double glazed windows to the rear with views of The South Downs, double panelled radiator, engineered wood flooring, opening giving access to walk in wardrobe with hanging and shelving space.

Twin original ' CRITTALL ' doors with twin windows off bedroom 1 to:

EN-SUITE SHOWER ROOM
Comprising floating ceramic sink unit with brass mixer tap, slow closing drawers under, low level wc to the side, marble effect shower panelled walling, ' HIB ' illuminated mirror, contemporary style radiator, LED downlighting, extractor fan, step in shower cubicle with marble effect shower panelled walling, built in shower with rainfall style shower head with separate shower attachment, folding glass shower door.

Door off landing to:

BEDROOM 2
14'3" x 10'11" (4.34m x 3.33m)
Having a dual aspect, double glazed window to the side having an easterly aspect, double glazed windows to the front having a favoured southerly aspect with glimpses of The English Channel, engineered wood flooring, double panelled radiator.

Door off landing to:

BEDROOM 3
14'7" x 9'7" (4.46 x 2.94)
Having a dual aspect, double glazed window to the side having a westerly aspect with glimpses of The English Channel, double glazed windows to the front having a favoured southerly aspect with glimpses of The English Channel, engineered wood flooring, double panelled radiator.

Door off landing to:

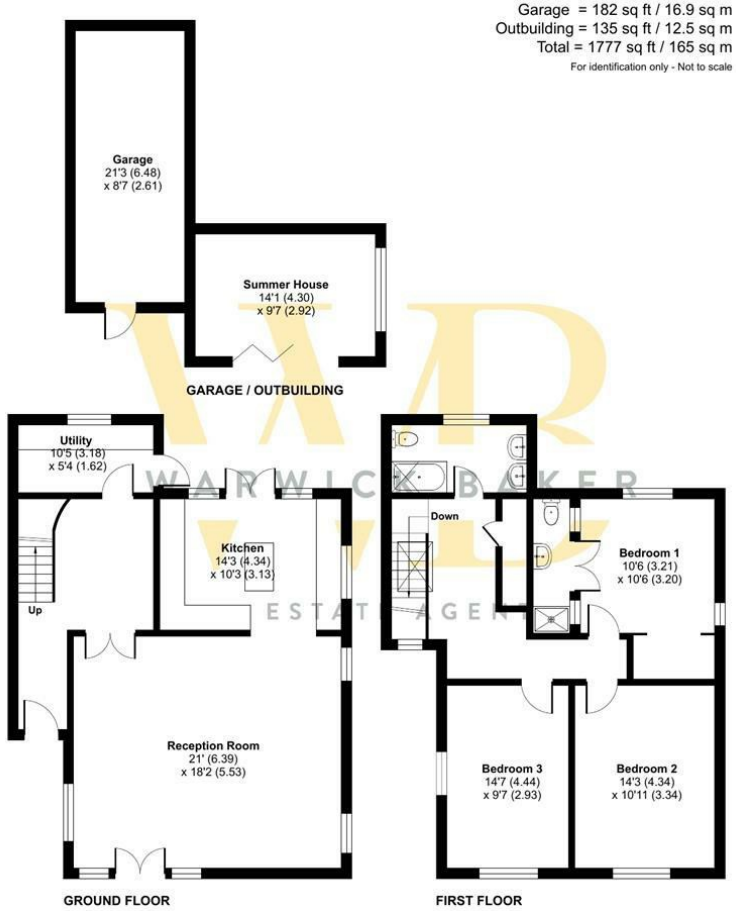
FAMILY BATHROOM
Being part tiled, comprising ' P ' shaped panel bath with built in shower with rainfall style shower head and separate shower attachment, glass shower screen, low level wc, heated hand towel rail, floating twin wash hand basins with contemporary style mixer taps, four slow closing drawers under, twin illuminated mirrors with built in shaver points over, tiled flooring, frosted double glazed windows, LED downlighting, extractor fan.

FRONT GARDEN
39'4" x 37'8" (12.00 x 11.50)
Having a favoured southerly aspect, laid mainly to three tiered wood decking with ' PIR ' lighting, lawned area, wood storage area, timber built bin storage area, shingle area with off road parking for two vehicles, variety of tropical plants, wild flowers and hedging, raised timber flower bed with tropical plants, all enclosed by low walling, shingle pathway leading to side gate giving access to:

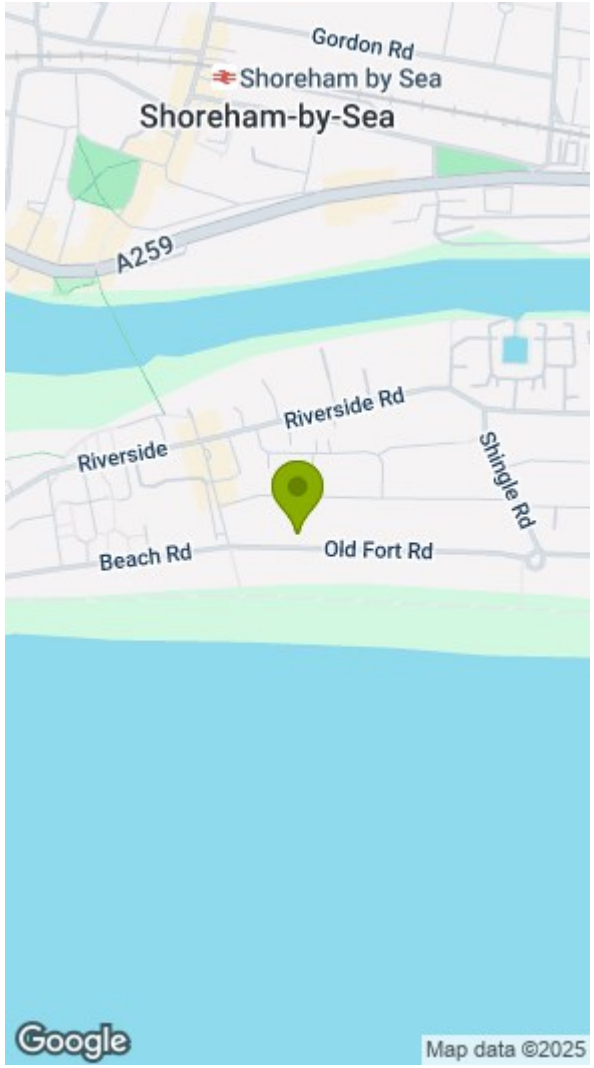
REAR GARDEN
40'4" x 36'1" (12.30 x 11.00)
With decked area leading down to area with ' TRAVERTINE ' tiling, eight seater hot tub, raised timber flower bed with ' TAMARISK ' tree, further timber built flower bed with a variety of grasses, shingle area leading to:

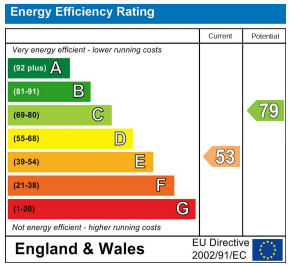
Old Fort Road, Shoreham-by-Sea, BN43

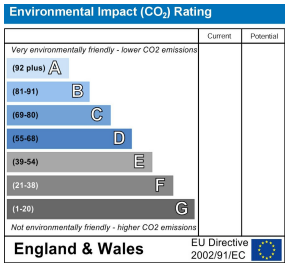
Approximate Area = 1460 sq ft / 135.6 sq m
Garage = 182 sq ft / 16.9 sq m
Outbuilding = 135 sq ft / 12.5 sq m
Total = 1777 sq ft / 165 sq m
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). ©nichecom 2024. Produced for Warwick Baker Estate Agent Ltd. REF: 1289791







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