



20 Old Fort Road | | Shoreham-By-Sea | BN43 5RJ

WB
WARWICK BAKER
ESTATE AGENT



20 Old Fort Road | | Shoreham-By-Sea | BN43 5RJ

Offers In Excess Of £1,500,000

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OPEN HOUSE SATURDAY 26TH AUGUST 10AM - 12PM

BY APPOINTMENT ONLY - PLEASE CALL 01273 461144

- OPEN HOUSE SAT 26TH AUGUST
- OLD FORT ROAD
- DEVELOPMENT POTENTIAL
- 10AM - 12PM
- DETACHED BUNGALOW
- RARE OPPORTUNITY
- BY APPOINTMENT ONLY
- PLOT SIZE 0.31 ACRES
- PLEASE CALL 01273 461144
- FLOOR PLAN 1,817 SQ FT

ENTRANCE HALL

KITCHEN

21'2 x 7'4 (6.45m x 2.24m)

UTILITY ROOM

13'3 x 7'6 (4.04m x 2.29m)

DINING ROOM

12'1 x 10'4 (3.68m x 3.15m)

LIVING ROOM

25'7 x 10'4 (7.80m x 3.15m)

SITTING ROOM

15'9 x 12'2 (4.80m x 3.71m)

CONSRVATORY

15'7 x 5'8 (4.75m x 1.73m)

INNER HALLWAY

BEDROOM ONE

15'2 x 11'2 (4.62m x 3.40m)

BEDROOM TWO

13'6 x 11'2 (4.11m x 3.40m)

BEDROOM THREE

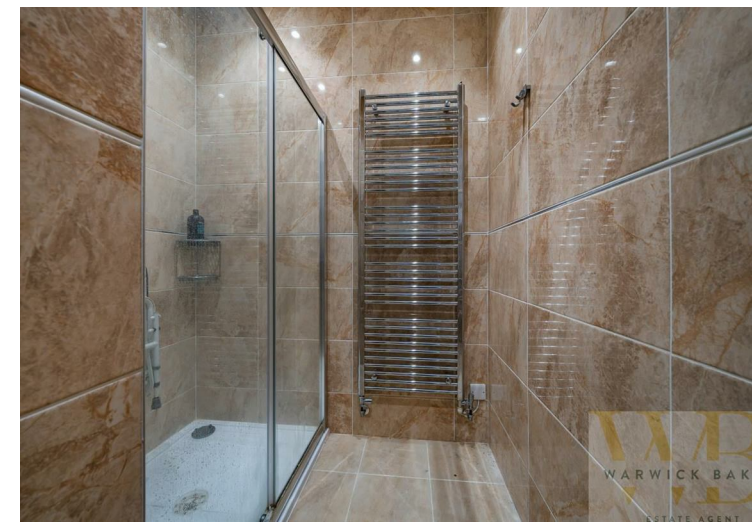
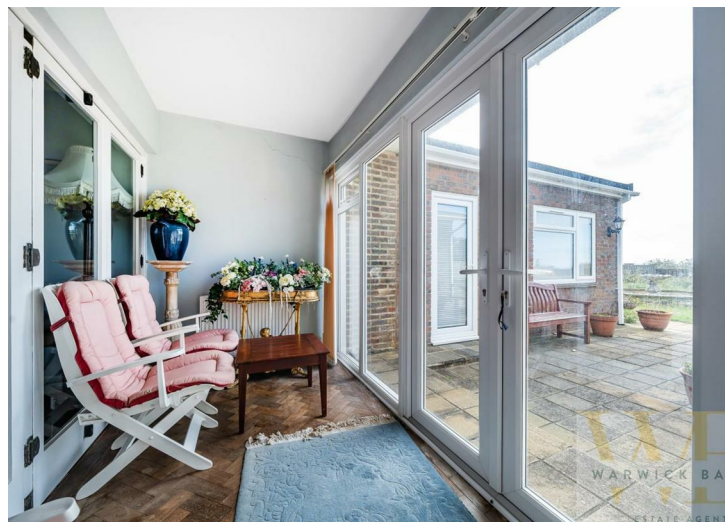
15'4 x 7'9 (4.67m x 2.36m)

BEDROOM FOUR

12'8 x 9' (3.86m x 2.74m)

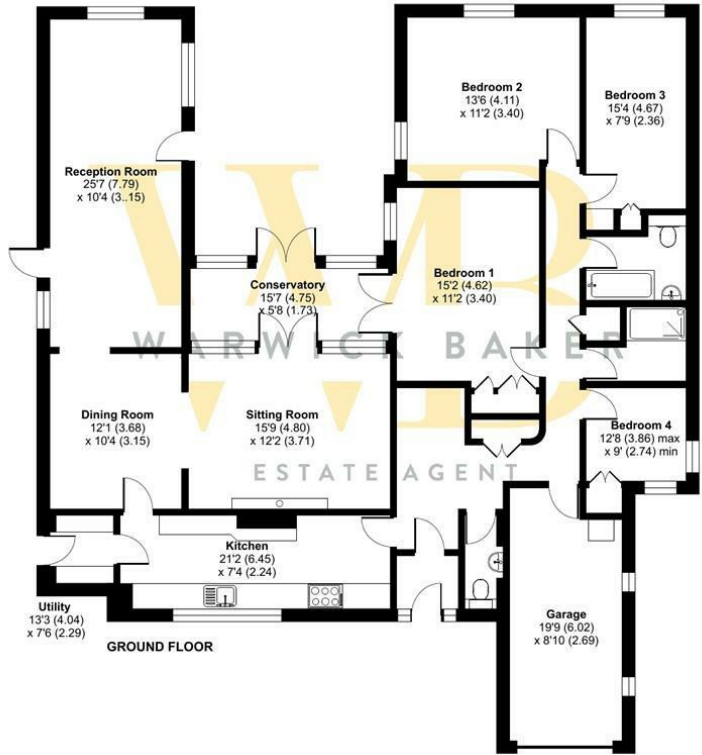
INTEGRAL GARAGE

19'9 x 8'10 (6.02m x 2.69m)

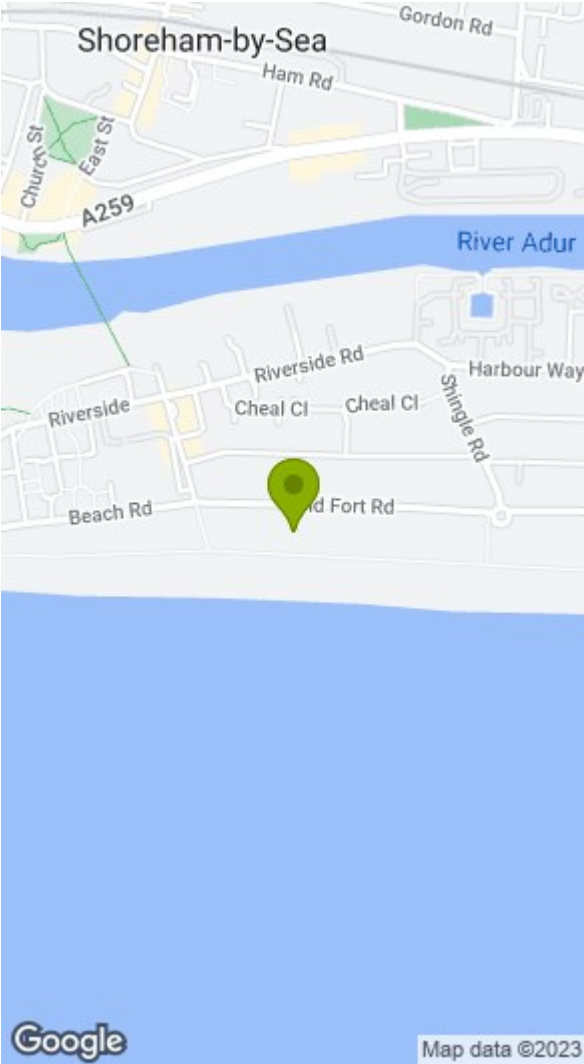


Old Fort Road, Shoreham-by-Sea, BN43

Approximate Area = 1817 sq ft / 167.8 sq m
Garage = 168 sq ft / 15.6 sq m
Total = 1985 sq ft / 184.4 sq m
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © richcom 2023. Produced for Warwick Baker Estate Agent Ltd. REF: 1019304



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