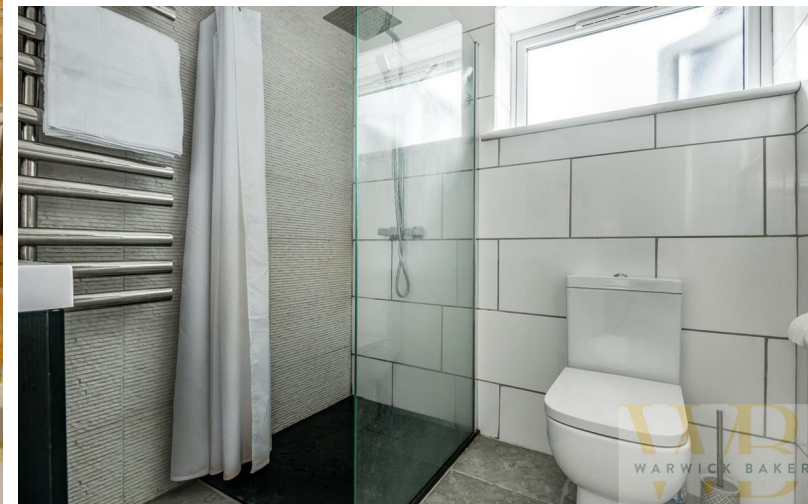




101 Old Fort Road | | Shoreham-By-Sea | BN43 5HA



ESTATE AGENT



101 Old Fort Road | | Shoreham-By-Sea | BN43 5HA

Offers In The Region Of £699,950

*** O.I.R.O. £699,950 ***

(THIS IS A TIMBER FRAMED RESIDENCE, THEREFORE WE ADVISE CHECKING WITH MORTGAGE LENDERS CRITERIA REGARDING SUITABILITY FOR LENDING, BEFORE ARRANGING A VIEWING).

WARWICK BAKER ESTATE AGENTS ARE DELIGHTED TO OFFER THIS RARELY AVAILABLE SEMI-DETACHED BUNGALOW, LOCATED ON SHOREHAM BEACH WITHIN 300 METRES OF THE FORESHORE. THE PROPERTY BENEFITS FROM ENTRANCE VESTIBULE, TWO RECEPTION ROOMS, THREE DOUBLE BEDROOMS, 16' MODERN KITCHEN/BREAKFAST ROOM, FULLY TILED SHOWER ROOM, 16' EN-SUITE BATHROOM TO THE MAIN BEDROOM, SEPARATE CLOAKROOM/UTILITY ROOM, 51' FRONT GARDEN, OFF ROAD PARKING AND 37' REAR PATIO GARDEN. INTERNAL VIEWING HIGHLY RECOMMENDED BY THE VENDORS SOLE AGENT. NO UPWARD CHAIN.

- ENTRANCE VESTIBULE
- FULLY TILED SHOWER ROOM
- 37' REAR PATIO GARDEN
- 3 DOUBLE BEDROOMS
- 16' EN-SUITE BATHROOM
- NO UPWARD CHAIN
- 2 RECEPTION ROOMS
- SEPARATE CLOAK/UTILITY ROOM
- 16' KITCHEN/BREAKFAST ROOM
- 51' FRONT GARDEN + PARKING

Part double glazed front door leading to:

ENTRANCE VESTIBULE

6'8" x 3'7" (2.04 x 1.11)

Having a triple aspect, double glazed windows to the front having a favoured southerly aspect, double glazed windows to the side having an easterly aspect, double glazed window to the side having a westerly aspect, tiled flooring.

Part glazed door off entrance vestibule to:

RECEPTION 1

16'1" x 9'6" (4.92 x 2.90)

Having a dual aspect, double glazed windows to the front having a favoured southerly aspect, double glazed windows to the side having a westerly aspect, exposed wood flooring, twin 'GEORGIAN' style glazed doors giving access to the hallway, double panelled radiator, spot lighting.

Step up from reception 1 to:

LOUNGE

15'8" x 12'3" (4.78 x 3.75)

Double glazed windows to the front having a favoured southerly aspect, double panelled radiator, exposed wood flooring, spot lighting.

Frosted 'GEORGIAN' style glazed door off lounge to:

HALLWAY

17'6" in length (5.34 in length)

Single panel radiator, part wood panelling, exposed wood flooring, door off to storage cupboard with shelving, laminate wood flooring.

Frosted 'GEORGIAN' style glazed door off hallway to:

KITCHEN/BREAKFAST ROOM

16'8" x 9'4" (5.09 x 2.87)

Comprising 1 1/4 bowl UPVC sink unit with contemporary style mixer tap, inset into wood work top, 'BELLING' free standing range style cooker with five gas ring hob, double electric oven and grill under, range of drawers and cupboards to the side, 'BOSCH' dishwasher to the side, tiled splash back, canopied extractor hood over, adjacent range of matching storage cupboards with shelving, 'HOTPOINT' fridge/freezer to the

side, double panelled radiator, part wood panelling, double glazed windows to the side having a westerly aspect, laminate wood flooring.

Door off kitchen/breakfast room to:

INNER HALLWAY

5'5" in length (1.67 in length)

Granite effect work top, built in storage cupboard with shelving, storage cupboard under, single panel radiator to the side, double glazed windows to the side having a westerly aspect.

Door off inner hallway to:

BEDROOM 2

12'10" x 11'9" (3.93 x 3.59)

Having a dual aspect, double glazed windows to the side having an easterly aspect, double glazed windows to the side having a westerly aspect, single panel radiator.

Door off inner hallway to:

SHOWER ROOM

Being fully tiled, comprising shower area with built in shower with rainfall style shower head and separate shower attachment, shower rail and curtain, glass shower screen, vanity unit with inset sink unit and contemporary style mixer tap, low level wc, heated hand towel rail, high level frosted double glazed window, tiled flooring, down lighting.

Door off hallway to:

BEDROOM 1

15'1" x 9'6" (4.61 x 2.91)

Double glazed windows to the rear, double panelled radiator, down lighting, door giving access to walk in wardrobe with hanging and shelving space.

Door off bedroom 1 to:

EN-SUITE BATHROOM

16'10" x 4'2" (5.14 x 1.28)

Being fully tiled, comprising vanity unit with inset wash hand basin with hot and cold taps, three louvred door storage cupboards under, louvred doored storage cupboard housing electric meter, louvred doored airing cupboard to the side with

slatted shelving, step up to raised area with panel enamelled bath with antique style mixer tap with separate shower attachment, independent 'TRITON' shower unit with separate shower attachment, shower rail and curtain, double glazed window to the rear, low level wc, tiled flooring, down lighting.

Door off hallway to:

BEDROOM 3

15'2" x 9'8" (4.64 x 2.95)

Twin double glazed French doors to the rear, double panelled radiator, exposed wood flooring, part wood panelling, built in shelving, down lighting.

Door off hallway to:

SEPARATE CLOAK/UTILITY ROOM

Wood panelled walls, comprising low level wc, wall mounted wash hand basin with contemporary style mixer tap, tiled splash back, double glazed window to the side having a westerly aspect, exposed wood flooring.

Door way off cloak room to:

Utility room with 'AEG' washing machine, granite effect work top over, shelving over, 'VOKERA' wall mounted gas fired combination boiler, laminate wood flooring.

FRONT GARDEN

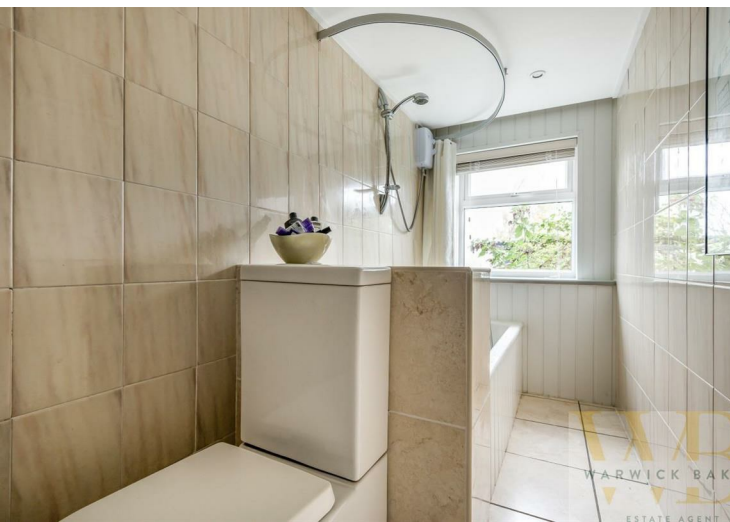
51'6" x 34'5" (15.70 x 10.50)

Having a southerly aspect, laid to brick hard standing with off road parking for two cars, enclosed shingle area with a variety of flowers and tropical plants.

REAR GARDEN

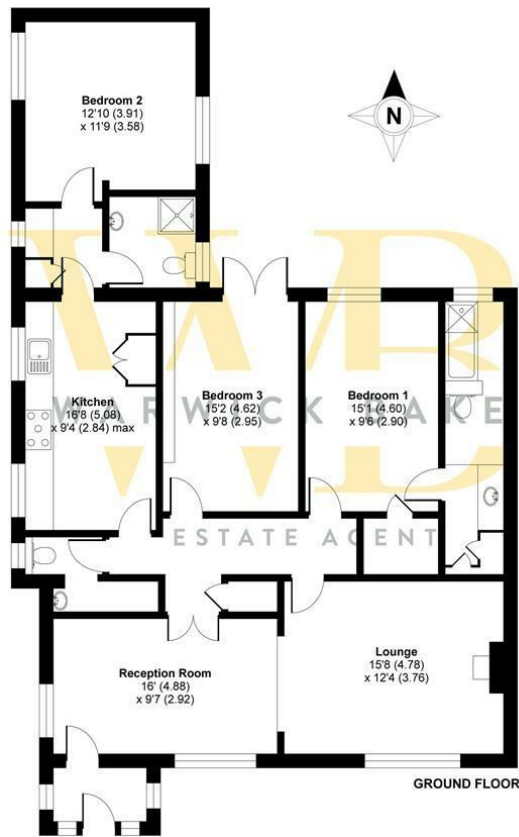
37'8" x 34'5" (11.50 x 10.50)

Being 'L' shaped, laid to patio slabs, shingled area with a variety of flowers and tropical plants, raised decked area, timber built shed, enclosed by high walling and fencing to two sides.

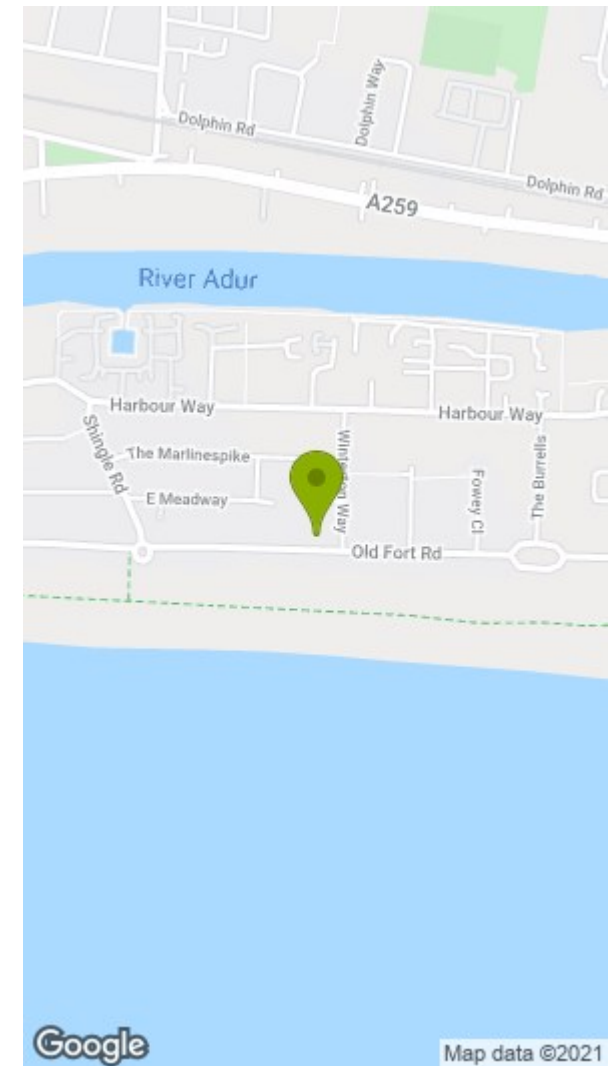


Old Fort Road, Shoreham-by-Sea, BN43

Approximate Area = 1355 sq ft / 125.8 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). © nichemom 2021. Produced for Warwick Baker Estate Agent Ltd. REF: 767870



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		Current	Potential	Environmental Impact (CO ₂) Rating		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			
(54-68) D				(54-68) 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	81	England & Wales		EU Directive 2002/91/EC	68