



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





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Offers In Excess Of £1,100,000

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WARWICK BAKER ESTATE AGENTS ARE PLEASE TO BRING TO THE MARKET THIS DETACHED FAMILY HOME SITUATED ON THE FAVORED FORESHORE WITH MAGNIFICENT DIRECT SEA VIEWS. THE PROPERTY BENEFITS FROM SPACIOUS LIVING ACCOMMODATION OVER TWO FLOORS. 19FT LIVING ROOM, DINING ROOM, KITCHEN, STUDY, TV ROOM, BEDROOM 4 WITH EN-SUITE AND UTILITY ON THE GROUND FLOOR. ON THE FIRST FLOOR THERE IS A MASTER SUITE WITH EN SUITE CONTEMPORARY BATHROOM AND WET ROOM, A SOUTH FACING BALCONY WITH SEA VIEWS, 2 FURTHER BEDROOMS AND A MODERN BATHROOM. THE PROPERTY SITS ON A GENEROUS PLOT WITH PARKING AT THE FRONT FOR NUMEROUS CARS, AND AT THE REAR THE SOUTH FACING GARDEN HAS PATIO, DECKING AND LAWN AREAS WHICH SPILL OUT ON TO SHOREHAM BEACH.

CALL TO VIEW - 012723 461144

- OLD FORT ROAD
- 3 BATHROOMS
- BACKING THE BEACH
- 4 DOUBLE BEDROOMS
- LARGE PLOT
- CALL TO VIEW - 01273 461144
- STUNNING SEA VIEWS
- 4 RECEPTION ROOMS
- 34FT SOUTH FACING BALCONY
- MODERN KITCHEN

## ENTRANCE

10'11 x 10'03 (3.33m x 3.12m)

Double glazed door to front with front and side aspect windows, stairs turning and rising to the First Floor Landing, doors giving access to Study and Living Room

## LIVING ROOM

19'09 x 14'04 (6.02m x 4.37m)

Double glazed sliding patio doors leading out onto the rear garden, double glazed rear aspect windows with views of Shoreham Beach, Feature fireplace with contemporary gas fire, open plan to,

## DINING ROOM

13'06 x 13'03 (4.11m x 4.04m)

Double glazed rear aspect windows with views of Shoreham Beach, double glazed side aspect windows, open plan to

## KITCHEN

16'03 x 13'04 (4.95m x 4.06m)

Modern Paula Rosa kitchen with granite worktops, inset stainless steel sink unit, cupboards under, space and plumbing for dishwasher, free standing American style fridge/freezer, storage cupboard over, adjacent granite worktop with slow closing drawers and cupboard under, granite splash back, glass topped display plinth with inset lighting, adjacent L shaped granite worktop with inset De Dietrich induction hob, drawers and cupboards under, granite splash back complemented by matching wall units over with undercounter lighting, built in integrated extractor, built in De Dietrich electric oven with combination oven/microwave over, storage cupboards under and over, tiled flooring with under floor heating, double glazed windows to the side having an easterly aspect, Door off kitchen to:

## UTILITY ROOM

10'03 x 8' (3.12m x 2.44m)

comprising granite effect roll edge worktop with inset stainless steel wash hand basin, drawer and cupboards under, space and plumbing for appliances wall units over, double glazed windows to the rear having a favored southerly aspect.

## TV ROOM / PLAY ROOM / ANNEX ROOM

16'07 x 15'02 (5.05m x 4.62m)

Double glazed front aspect window, two storage cupboards, door to

## BEDROOM 4 / ANNEX BEDROOM

15'04 x 7'05 (4.67m x 2.26m)

Double glazed front aspect window, door to

## EN SUITE

Modern suite, comprising walk in shower, vanity unit with inset wash hand basin, low level W.C.

## STUDY

11'07 x 8'10 (3.53m x 2.69m)

Double glazed side aspect window.

## FIRST FLOOR LANDING

Doors giving access to all three bedrooms and Family Bathroom, loft access, Double glazed Velux window.

## MASTER BEDROOM

16' x 13'06 (4.88m x 4.11m)

double glazed windows to the rear having a favoured southerly aspect with direct views of Shoreham Beach and the English Channel, two contemporary style floor to ceiling radiators, spotlighting, door to walk in wardrobe with hanging and shelving space, built in eaves storage cupboards. Step up to:

## EN SUITE BATHROOM

comprising corner bath with contemporary style mixer tap, inset shower attachment, inset vanity unit with contemporary style hand basin, contemporary style mixer tap with cupboards under, heated hand towel rail, tiled flooring with underfloor heating, low level wc, spotlighting. Glass door giving access to:

## WET ROOM

fully tiled, built in shower and separate shower attachment, rainfall shower head, spotlighting, extractor fan. Sliding double glazed patio door off bedroom to:

## BALCONY

34'09 x 6' (10.59m x 1.83m)

laid to wood decking enclosed by wooden balustrade having a favored southerly aspect with direct views of Shoreham Beach, the English Channel, along the coast to Brighton, and glimpses of the South Downs to the north and of Lancing College, views of Worthing Pier, further wood balustrade with frosted glazing under. Door off landing to:

## BEDROOM 2

12'01 x 10'05 (3.68m x 3.18m)

Double glazed front aspect windows with glimpses of the South Downs

## BEDROOMS 3

17' x 7' (5.18m x 2.13m)

L shaped, double glazed front aspect window with glimpses of the South Downs, built in double sliding door wardrobe.

## BATHROOM

Modern matching suite with built in shower with separate shower attachment, vanity unit with inset wash hand basin with storage cupboards under, low level W.C, obscure glass double glazed side aspect window.

## OUTSIDE

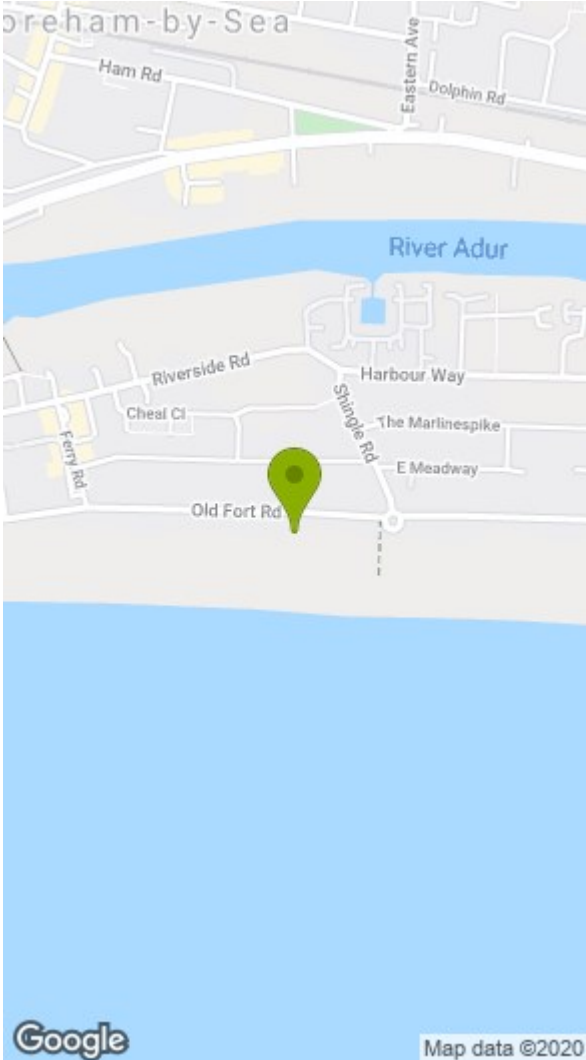
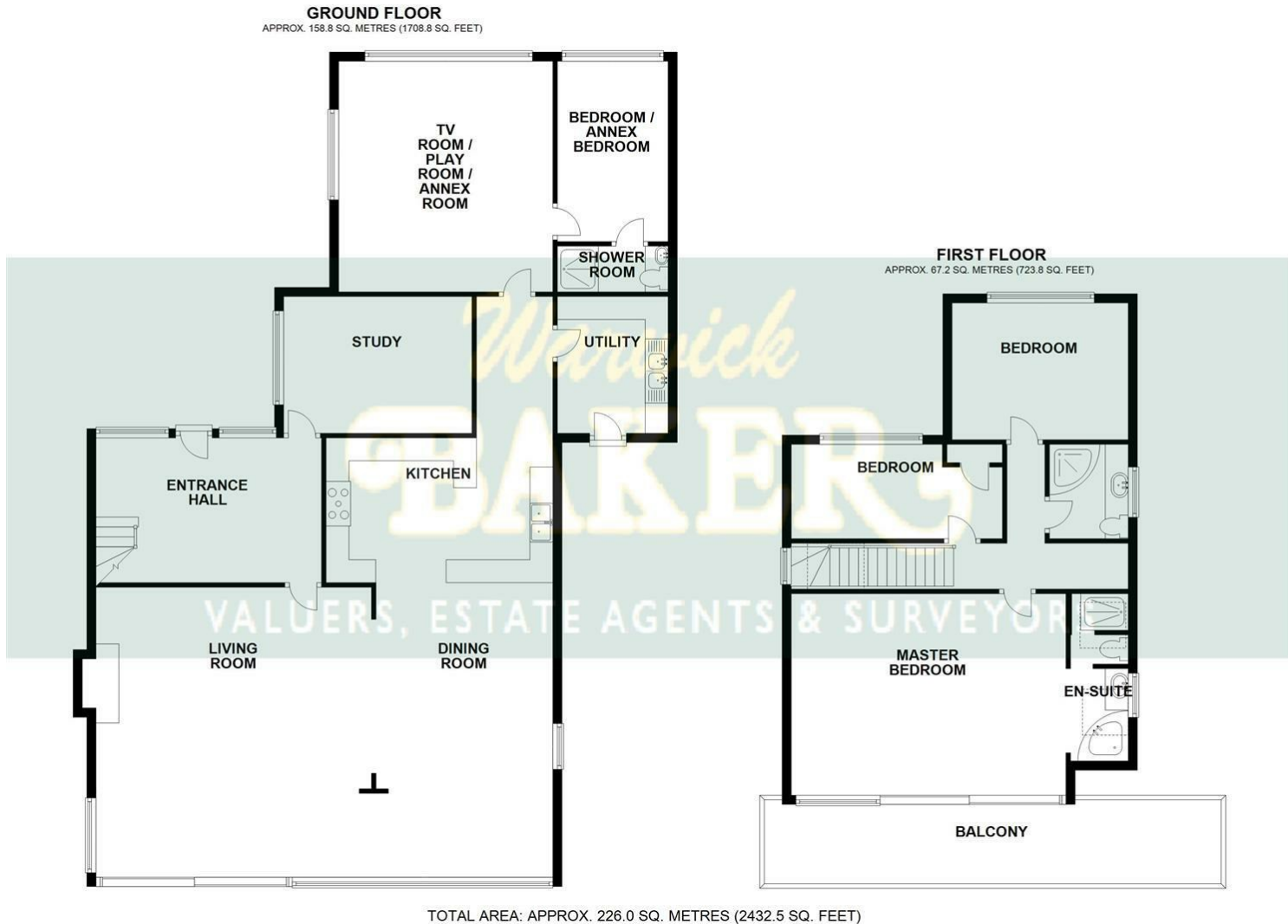
### FRONT GARDEN

Paved providing off road parking for numerous cars.

### REAR GARDEN

Southerly aspect, being predominantly patio with areas of decking and lawn, enclosed by low brick wall, twin gates giving direct access to Shoreham Beach.





**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) <b>A</b>		(92 plus) <b>A</b>	
(81-91) <b>B</b>		(81-91) <b>B</b>	
(69-80) <b>C</b>		(69-80) <b>C</b>	
(55-68) <b>D</b>		(55-68) <b>D</b>	
(39-54) <b>E</b>		(39-54) <b>E</b>	
(21-38) <b>F</b>		(21-38) <b>F</b>	
(1-20) <b>G</b>		(1-20) <b>G</b>	
Not energy efficient - higher running costs		Not environmentally friendly - higher CO <sub>2</sub> emissions	
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	<b>England &amp; Wales</b>	EU Directive 2002/91/EC