125 Old Fort Road | | Shoreham-By-Sea | BN43 5HB

WARWICK BAKER
ESTATE AGENT

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£755,000

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WARWICK BAKER ESTATE AGENTS ARE DELIGHTED TO OFFER THIS RARELY AVAILABLE DETACHED FAMILY RESIDENCE LOCATED WITHIN 100 METRES OF SHOREHAM BEACH. THE PROPERTY BENEFITS FROM SPACIOUS ENTRANCE HALL, FIVE BEDROOMS, SOUTH FACING LOUNGE, DINING ROOM, KITCHEN/BREAKFAST ROOM, UTILITY ROOM, GROUND FLOOR SHOWER ROOM, FAMILY BATHROOM, EN-SUITE TO BEDROOM 2, FRONT GARDEN WITH HARD STANDING FOR FOUR CARS AND 46' REAR GARDEN. INTERNAL VIEWING HIGHLY RECOMMENDED BY THE VENDORS SOLE AGENT.

- 5 BEDROOMS
- 16' SOUTH FACING LOUNGE
- 20' DINING ROOM
- 19' KITCHEN/BREAKFAST ROOM
- UTILITY ROOM
- GROUND FLOOR SHOWER ROOM
- FAMILY BATHROOM + SEPARATE EN-SUITE
- OFF ROAD PARKING FOR 4 CARS
- 46' REAR GARDEN

Part frosted double glazed front door leading to:

ENTRANCE HALL
18'8" x 10'3" (5.7 x 3.13)
Being split level, frosted double glazed windows to the front, floor to ceiling contemporary style radiator, oak wood flooring, built in louvred doored storage cupboard.

Part glazed oak panel door off entrance hall to:

LOUNGE
16'2 x 11'6 (4.93m x 3.51m)
Having a triple aspect, double glazed bay windows to the front having a favoured southerly aspect, double glazed windows to both sides having a easterly and westerly aspect, feature cast iron fireplace surround and mantle, cast iron cradle, slate hearth, double panelled radiator, twin double louvred doored storage with shelving, painted flooring.

Part glazed oak panel door off entrance hall to:

DINING ROOM
23'2 x 11'8 (7.06m x 3.56m)
Double glazed windows to the rear, twin double glazed patio doors to the side having a favoured southerly aspect, feature cast iron fireplace, wood surround and mantle, cast iron cradle, slate hearth, single panel radiator, laminate wood flooring.

Door off dining room to:

BEDROOM 5
12'11 x 8'2 (3.94m x 2.49m)
Double glazed windows to the rear, double panelled radiator.

Oak panel door off entrance hall to:

BEDROOM 4
18'1 x 8'1 (5.51m x 2.46m)
Double glazed windows to the front having a favoured southerly aspect, range of shelving, hanging rail to the side, laminate wood flooring, spot lighting.

Oak panel door off entrance hall to:

KITCHEN/BREAKFAST ROOM
19'6 x 10'3 (5.94m x 3.12m)
Comprising stainless steel sink unit with mixer tap inset into wood work top, cupboards under, space and plumbing for dish washer to the side, tiled splash back, complimented by matching wall units over, two glass display cabinets, ' STOVES ' range style cooker with seven gas rings, twin electric oven under, with two warm drawers below, work tops to either side of the range, with drawers and cupboards under, tiled splash back, complimented by matching wall units over with two glass display cabinets, ,glass back splash, ' STOVES ' stainless steel extractor hood over, adjacent work top with drawer and cupboards under, tiled splash back, matching wall units over, space for tall fridge/freezer, double panelled radiator, bi-fold double glazed doors to the rear, 'VELUX' window, spot lighting.

Doorway off kitchen to:

UTILITY ROOM
7' x 5' (2.13m x 1.52m)
Comprising rolled edge work top, space and plumbing for washing machine under, matching adjacent work top, storage cupboards below, complimented by matching wall units over, ' IDEAL LOGIC + ' gas fired combination boiler, tiled flooring, double glazed windows to the front having a favoured southerly aspect.

Oak panel door off entrance hall to:

GROUND FLOOR SHOWER ROOM
Comprising low level wc, corner wall mounted wash hand basin with contemporary style mixer tap, tiled splash back, tiled flooring, step in fully tiled shower cubicle with built in shower, separate shower attachment, twin sliding shower doors, extractor fan, spot lighting, tiled flooring.

Turning staircase up from entrance hall to:

LANDING
Double glazed windows to the side having a westerly aspect, single panel radiator, louvered door giving access to storage cupboard with slatted shelving, wood block flooring, access to loft storage space.

Oak panel door off landing to:

BEDROOM 1
16'3 x 14'8 (4.95m x 4.47m)
Into square bay with double glazed windows and plantation style shuttering to the front having a favoured southerly aspect, with glimpses of The English Channel, single panel radiator, oak flooring.

Oak panel door off landing to:

BEDROOM 2
16'8 x 10'3 (5.08m x 3.12m)
Having a dual aspect double glazed windows to the rear, double glazed windows to the side having an easterly aspect, double panelled radiator.

Louvered door off bedroom 2 to:

EN-SUITE CLOAKROOM
Being fully tiled, comprising low level wc, vanity unit with inset wash hand basin, contemporary style taps, double doored storage cupboard below, frosted double glazed windows to the rear.

Oak panel door off landing to:

BEDROOM 3
10'7 x 9'9 (3.23m x 2.97m)
Having a dual aspect, double glazed windows to the front having a favoured southerly aspect with glimpses of The English Channel, double glazed windows to the side having an easterly aspect, single panel radiator.

Part frosted glazed oak door off landing to:

FAMILY BATHROOM
Being part tiled, comprising bath with contemporary style taps, built in shower with rainfall style shower head and separate shower attachment, pedestal wash hand basin with contemporary style mixer tap, low level wc, frosted double glazed windows to the rear, single panel radiator with heated hand towel rail, tiled flooring, extractor fan, spot lighting.

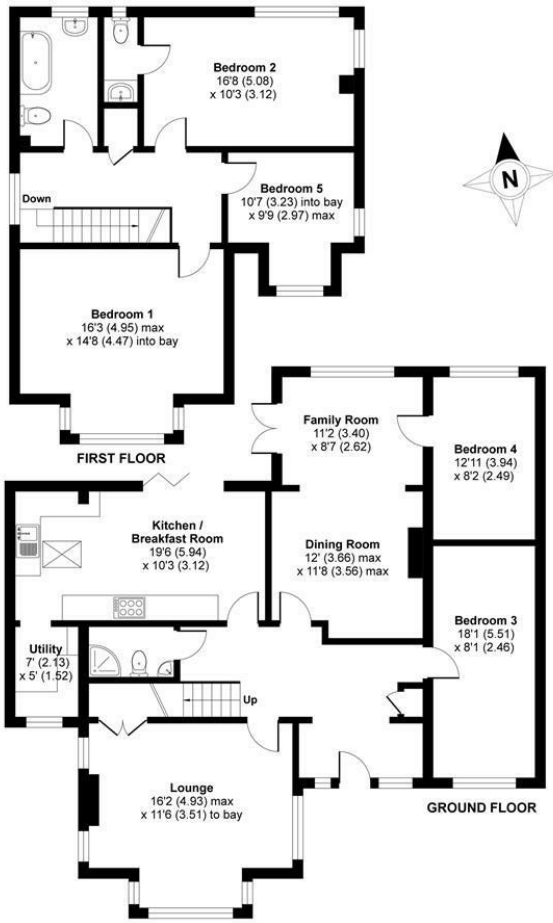
FRONT GARDEN
44' x 42' (13.41m x 12.80m)
Brick hard standing for 4 cars, lawned area enclosed by tropical palms, enclosed by part brick wall with fencing to either side, twin wood gates fencing and low brick wall to the front.

REAR GARDEN
46' x 33' (14.02m x 10.06m)
Being 'L' shaped, with patio area leading to tiled area with sunken fish pond, enclosed by lawned area, surrounded by various plants and tropical plants, raised decked area with timber built and hot tub, further patio slab area, all enclosed by high walls and fencing, side passageway leading to gate giving access to the front of the property.

Old Fort Road, Shoreham-by-Sea, BN43

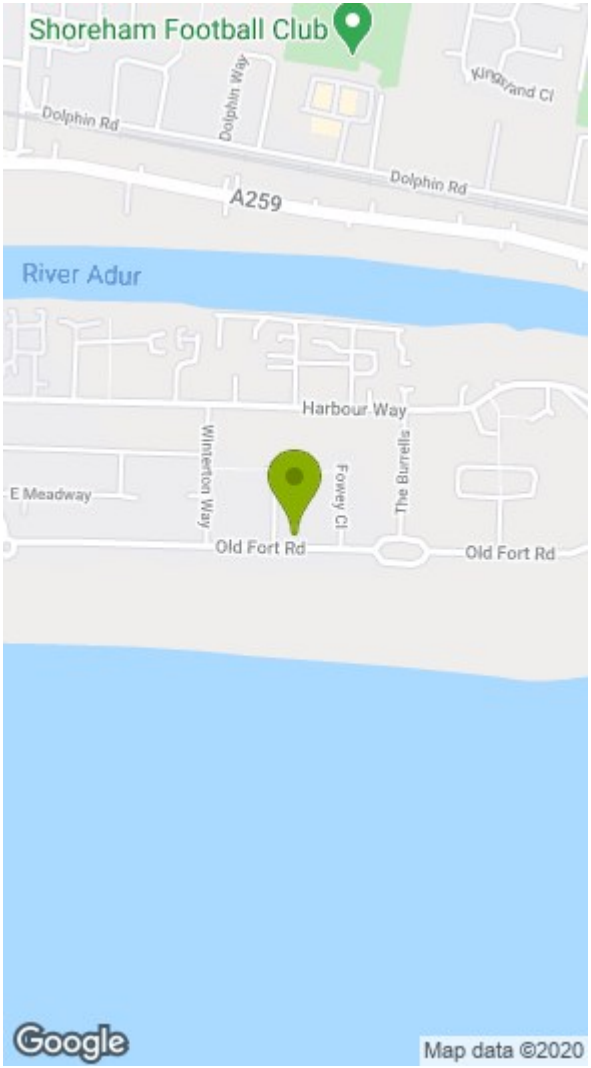
Approximate Area = 1945 sq ft / 180.6 sq m

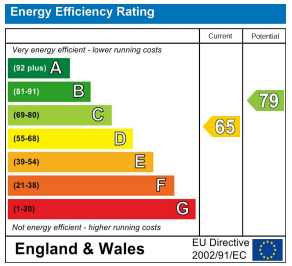
For identification only - Not to scale

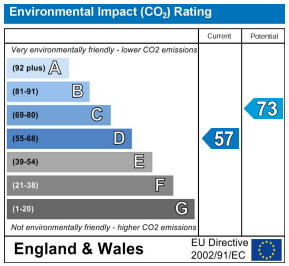


RICS Certified Property Measurer

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). ©nichecom 2020.
Produced for Warwick Baker Estate Agent Ltd. REF: 639694







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