



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



ESTATE AGENT



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£635,000

\*\*\* £635,000 \*\*\*

WARWICK BAKER ESTATE AGENTS ARE DELIGHTED TO OFFER TO THE MARKET THIS RARELY AVAILABLE SPACIOUS SEMI-DETACHED HOUSE, THIS FAMILY SIZED HOME OFFERS A FANTASTIC LIFESTYLE CREATING A HUGELY SOCIABLE FEEL. THE SPACIOUS OPEN PLAN LIVING/DINING ROOM/KITCHEN BENEFITS FROM A DUAL ASPECT AND LOFTED ROOF SPACE, WHICH IS A GREAT PLACE TO ENTERTAIN AND SPEND TIME TOGETHER AS A FAMILY. BEAUTIFULLY PRESENTED THROUGHOUT HAVING UNDERGONE COMPLETE REFURBISHMENT THROUGHOUT RECENTLY, THERE ARE BI-FOLD DOORS OFF THE LIVING ROOM THAT LET YOU STEP STRAIGHT OUT ONTO THE SOUTH FACING ROOF TERRACE. THE GROUND FLOOR OFFERS THREE DOUBLE BEDROOMS AND A SINGLE BEDROOM, FAMILY SHOWER ROOM AND EN-SUITE SHOWER ROOM TO BEDROOM 3. THERE IS PARKING AT THE FRONT FOR THREE CARS, AND THE NEWLY LANDSCAPED REAR GARDEN BENEFITS FROM AN OUTSIDE OFFICE. INTERNAL VIEWING HIGHLY RECOMMENDED BY THE VENDORS SOLE AGENT.

- ENTRANCE HALL
- 4 BEDROOMS
- GROUND FLOOR SHOWER ROOM
- EN-SUITE SHOWER ROOM
- UTILITY AREA
- OPEN PLAN LIVING/DINING ROOM/KITCHEN
- OFF ROAD PARKING
- 38' REAR GARDEN + OUTSIDE OFFICE
- NO UPWARD CHAIN

Part double glazed front door leading to:

### ENTRANCE HALL

17'10" x 11'3" (5.45 x 3.44)

Being 'T' shaped, double panelled radiator, single panel radiator, door giving access to storage cupboard with hanging rail, housing electric trip switches, Burlington Broughton Moor honed slate floor, under stairs storage space, wall mounted digital thermostat, LED downlighting.

Twin FSN walnut veneered fire doors off entrance hall to:

### UTILITY AREA

6'8" x 2'10" (2.04 x 0.87)

Comprising stainless steel sink unit with contemporary style mixer tap, inset into granite effect rolled edge work top, slow closing cupboards under, 'SIEMENS' washing machine/dryer, back splash, complimented by matching wall units over, wall unit to the side housing new 'VAILANT ECOTEC' gas fired combination boiler, LED down lighting, extractor fan, Burlington Broughton Moor honed slate floor.

FSN walnut veneered fire door off entrance hall to:

### BEDROOM 1

13'0" x 9'6" (3.98 x 2.92)

Triple glazed windows with new Louvolite Perfect-Fit integrated 'Venetian' blinds to the front having a favoured southerly aspect, single panel radiator, built in double sliding mirrored doored wardrobe with lighting and hanging and shelving space, with range of drawers and shelving, built in double sliding mirrored doored wardrobe to the side with lighting and hanging and shelving space drawers under, corner display shelving with storage cupboard below, LED downlighting.

FSN walnut veneered fire door off entrance hall to:

### BEDROOM 2

13'1" x 9'8" (4.01 x 2.96)

Being 'L' shaped having a dual aspect, triple glazed windows with new Louvolite Perfect-Fit integrated 'Venetian' blinds to the front having a favoured southerly aspect, triple glazed windows with 'Venetian' blinds to the side having an easterly aspect, single panel radiator, built in double doored wardrobe with hanging and shelving space, built in double doored

wardrobe to the side with hanging and shelving space, three drawers under, Junkers 22mm Harmony oak flooring, LED downlighting.

FSN walnut veneered fire door off entrance hall to:

### BEDROOM 3

12'11" x 10'1" (3.95 x 3.08)

Triple glazed windows and French door with new Louvolite Perfect-Fit integrated 'Venetian' blinds to the rear with glimpses of The South Downs, double panelled radiator, built in double doored wardrobe with hanging and shelving space, built in double doored wardrobe to the side with hanging and shelving space, three drawers under, Junkers 22mm Harmony oak flooring, LED downlighting.

FSN walnut veneered fire door off bedroom 3 to:

### EN-SUITE SHOWER ROOM

Porcelanosa Marmol Carrara Blanco part tiled walls, comprising Laufen wall hung vanity ceramic sink unit, contemporary style mixer tap, two drawers under, low level wc, heated hand towel rail, display shelf with mirror and down light, LED down lighting, extractor fan, Porcelanosa Madagascar Natural tiled flooring, step in shower cubicle with Porcelanosa Marmol Carrara Blanco tiled walls with built in shower and rainfall style shower head, separate shower attachment, sliding glass shower screen.

FSN walnut veneered fire door off entrance hall to:

### BEDROOM 4

10'1" x 7'1" (3.08 x 2.18)

Triple glazed windows with new Louvolite Perfect-Fit integrated 'Venetian' blinds to the rear with glimpses of The South Downs, double panelled radiator, Burlington Broughton Moor honed slate floor, LED down lighting.

FSN walnut veneered fire door off entrance hall to:

### FAMILY SHOWER ROOM

Porcelanosa Marmol Carrara Blanco part tiled walls, comprising Laufen wall hung vanity ceramic sink unit, contemporary style mixer tap, two drawers under, low level wc, heated hand towel rail, display shelf with mirror and down light, LED down lighting, extractor fan, Porcelanosa Madagascar

Natural tiled flooring, step in double width shower cubicle with Porcelanosa Marmol Carrara Blanco tiled walls with built in shower and rainfall style shower head, separate shower attachment, sliding glass shower screen.

Bespoke oak and stainless steel staircase by Spiral Stairs of Glynde up from entrance hall to:

OPEN PLAN LIVING/DINING ROOM/KITCHEN

### LIVING ROOM

19'10" x 18'10" (6.06 x 5.75)

Range of triple glazed bi-fold doors with new Louvolite Perfect-Fit integrated 'Venetian' blinds to the front having a favoured southerly aspect, glimpses of The English Channel, two double doored eaves storage cupboards, two radiators with covers, Junkers 22mm Harmony oak flooring, vaulted ceiling with Glulam laminated beam, spot lighting, contemporary style chandelier, LED down lighting.

### KITCHEN/DINING ROOM

19'10" x 16'7" (6.06 x 5.07)

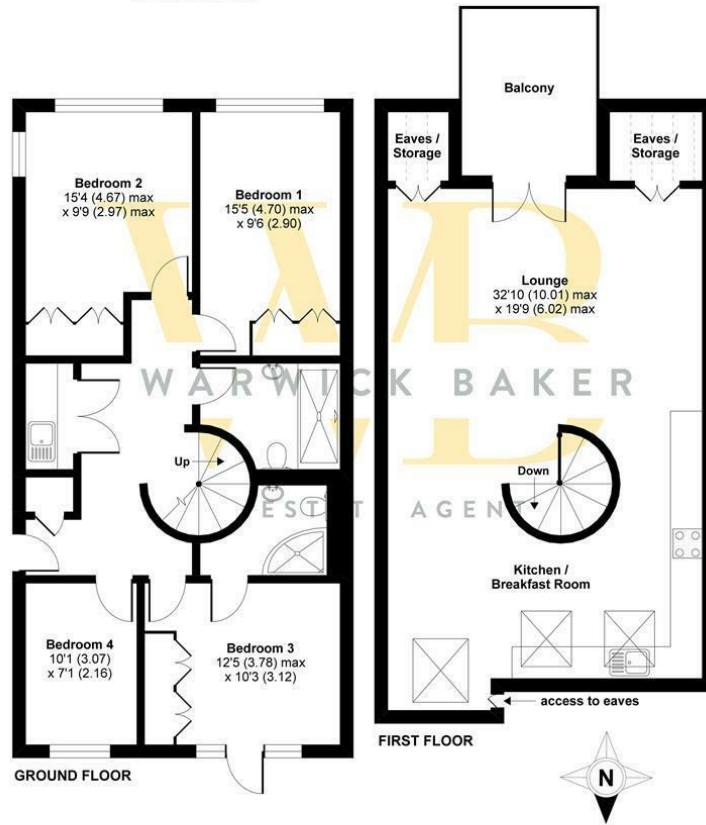
Being 'L' shaped, comprising Numinous Red 30mm granite work top with inset 1/4 stainless steel sink unit, contemporary style mixer tap, supplying boiling water, storage cupboards under, with carousel corner unit, pull out bin cupboard, built in integrated 'SIEMENS' dishwasher to the side, built in 'LIEBHERR' wine cooler, Numinous Red 30mm granite back splash, adjacent Numinous Red 30mm granite work top with inset 'SIEMENS' induction hob, slow closing drawers under, matching Numinous Red 30mm granite back splash, complimented by matching wall units over, built in integrated 'SIEMENS' extractor, display shelf to the side, 'SIEMENS' double electric oven to the side, storage cupboards under and over, built in larder style storage cupboard to the side with shelving, built in 'SIEMENS' fridge and freezer to the side, sloping ceiling with three 'VELUX' windows with new Louvolite Perfect-Fit integrated 'Venetian' BLINDS to the rear with views of The South Downs, high level frosted double glazed window to the side, wall mounted video entry phone system, built in eaves storage cupboard, radiator with cover, Pocolanosa Sena Caliza tiled flooring, vaulted ceiling with Glulam laminated beam, spotlighting, LED downlighting.



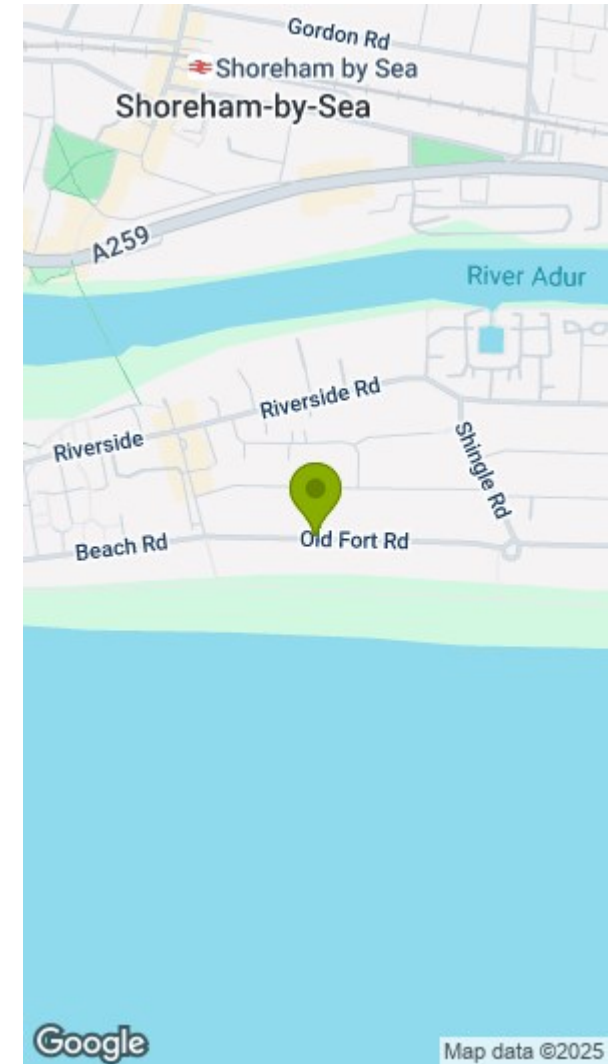
## Old Fort Road, Shoreham-by-Sea, BN43

Approximate Area = 1408 sq ft / 130.8 sq m  
 Limited Use Area(s) = 47 sq ft / 4.3 sq m  
 Total = 1455 sq ft / 135.1 sq m  
 For identification only - Not to scale

Denotes restricted head height



**RICS Certified Property Measurer**  
 Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichcom 2021. Produced for Warwick Baker Estate Agent Ltd. REF: 691789.



### 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			
Very energy efficient - lower running costs	Current	Potential	Very environmentally friendly - lower CO <sub>2</sub> emissions	Current	Potential
(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 <sub>2</sub> emissions		
England & Wales	EU Directive 2002/91/EC	83	England & Wales	EU Directive 2002/91/EC	73