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

WARWICK BAKER
ESTATE AGENT

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

Offers In Excess Of £600,000

*** OFFERS IN EXCESS OF £600,000 ***

WARWICK BAKER ESTATE AGENTS ARE DELIGHTED TO OFFER THE THE MARKET THIS DETACHED BUNGALOW ON OLD FORT ROAD.

THE PROPERTY IS WELL PRESENTED AND OFFERS SPACIOUS LIVING ACCOMMODATION, INCLUDING A 20' LIVING ROOM, 15'8 KITCHEN, FOUR BEDROOMS, FAMILY BATHROOM AND A NEWLY ERECTED ANNEX.

THE PROPERTY IS OF NON-STANDARD CONSTRUCTION - POTENTIAL FOR REDEVELOPMENT.

PLEASE CALL FOR FURTHER INFORMATION - 01273 461144

- DETACHED BUNGALOW
- OLD FORT ROAD
- 01273 461144
- NON-STANDARD CONSTRUCTION
- SEA FRONT LOCATION
- POTENTIAL BUILDING PLOT
- NO ONWARD CHAIN
- POTENTIAL FOR REDEVELOPMENT
- CALL NOW TO VIEW

ENTRANCE PORCH
20'5 x 11'11 (6.22m x 3.63m)

RECEPTION ROOM
20'1 x 11'11 (6.12m x 3.63m)

KITCHEN
15'8 x 11'8 (4.78m x 3.56m)

INNER HALLWAY

BEDROOM ONE
19'11 x 11'9 (6.07m x 3.58m)

BEDROOM TWO
14'1 x 8 (4.29m x 2.44m)

BEDROOM THREE
16'2 x 8' (4.93m x 2.44m)

BEDROOM FOUR
12'9 x 8'8 (3.89m x 2.64m)

BATHROOM

ANNEX ROOM
15'5 x 9'3 (4.70m x 2.82m)

Old Fort Road, Shoreham-by-Sea, BN43

Approximate Area = 1622 sq ft / 150.6 sq m (Includes Annexe)

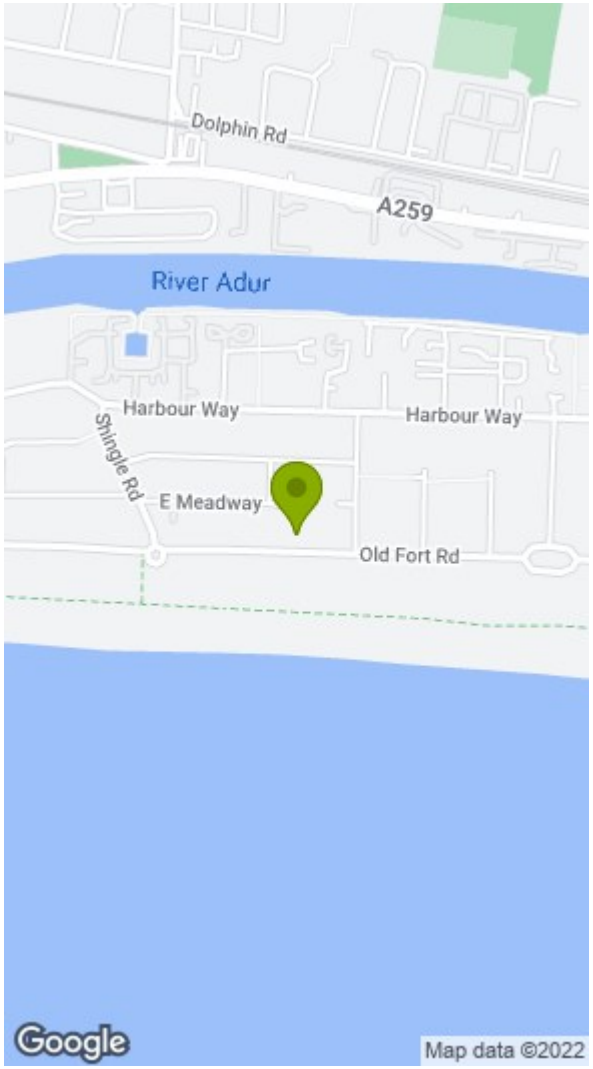
For identification only - Not to scale

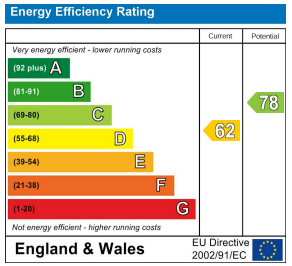
GROUND FLOOR

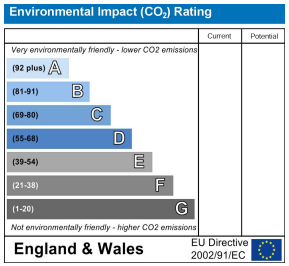
WARWICK BAKER ESTATE AGENT

RICS Certified Property Measurer

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). ©nichecom 2022. Produced for Warwick Baker Estate Agent Ltd. REF: 915396







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