



65a Old Fort Road | | Shoreham | BN43 5RL





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Offers In Excess Of £849,950

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WARWICK BAKER ESTATE AGENTS ARE DELIGHTED TO OFFER THIS LINK DETACHED HOUCSE LOCATED WITHIN 100 METRES OF THE FORESHORE. THE PROPERTY BENEFITS FROM ENTRANCE HALL, THREE DOUBLE BEDROOMS, 20' LOUNGE, 18' KITCHEN/DINING ROOM, UTILITY ROOM, STUDY/WORK SPACE, GROUND FLOOR CLOAKROOM, FAMILY BATHROOM, EN-SUITE SHOWER ROOM TO THE MAIN BEDROOM, OFF ROAD PARKING FOR THREE CARS AND 35' REAR GARDEN. INTERNAL VIEWING HIGHLY RECOMMENDED BY THE VENDORS SOLE AGENT.

- GROUND FLOOR CLOAKROOM
- UTILITY ROOM
- OFF ROAD PARKING FOR THREE CARS
- THREE DOUBLE BEDROOMS
- STUDY/WORK SPACE
- 35' REAR GARDEN
- 20' LOUNGE
- FAMILY BATHROOM
- 18' KITCHEN/DINING ROOM
- EN-SUITE SHOWER ROOM TO THE MAIN BEDROOM

Part frosted double glazed front door leading to:

### ENTRANCE HALL

15'3" in length (4.66 in length)

Frosted double glazed windows to the front, single panel radiator, solid oak flooring.

Door with frosted glazed porthole style window off entrance hall to:

### CLOAKROOM

Being part tiled to dado height, comprising low level we, vanity unit with inset wash hand basin, mixer tap, double doored storage cupboard under, single panel radiator, solid oak flooring, extractor fan.

Door off entrance hall to:

### KITCHEN/DINING ROOM

18'4" x 13'10" (5.61 x 4.23)

Comprising 1 1/4 bowl stainless steel sink unit with mixer tap inset into granite effect worktop, insert 'NEFF' five ring gas hob to the side, 'BOSCH' double electric oven under, drawers and cupboards to the side, tray space to the side, space and plumbing for dishwasher to the side, tiled splash back, complimented by matching wall units over with under counter lighting, 'ZANUSSI' stainless steel canopied extractor hood to the side, adjacent matching granite effect worktop, drawers and cupboards under, tiled splash back, complimented by matching wall units over with under counter lighting, built in larder style storage cupboard with shelving, pull out storage shelving to the side, space for tall fridge/freezer to the side, double glazed windows to the front having a favoured southerly aspect, tiled flooring, LED downlighting.

Door off entrance hall to:

### LOUNGE

20'7" x 12'5" (6.28 x 3.79)

Double glazed windows with plantation style shuttering to the rear, twin double glazed French doors with plantation style shuttering giving access to the rear garden, double panelled radiator, solid oak flooring.

Door off entrance hall to:

### UTILITY ROOM

9'7" x 8'11" (2.93 x 2.74)

Being 'L' shaped, comprising stainless steel sink unit with mixer tap, inset into granite effect worktop, storage cupboard under, space and plumbing for washing machine to the side, tiled splash back, built in integrated fridge/freezer to the side, storage cupboard to the side with shelving, space for tumble dryer to the side, tiled flooring, part double glazed door giving access to side passage way and the rear garden, single panel radiator, skylight.

Door off utility room to:

### STUDY/WORK SPACE

11'11" x 9'1" (3.64 x 2.79)

Double panelled radiator, extractor fan, high level cupboard housing electric trip switches, 'KARNDEAN' style flooring, built in double doored storage cupboard with shelving, housing wall mounted 'WORCESTER' gas fired combination boiler.

Door off study/work space to:

### STORAGE AREA

9'1" x 4'10" (2.79 x 1.48)

With electric roll up door.

Turning staircase with steel and glass balustrade up from entrance hall to:

### LANDING

Part sloping ceiling with two 'VELUX' windows to the side having an easterly aspect, access to loft storage space, door giving access to airing cupboard housing pressurised hot water cylinder, slatted shelving over.

Door off landing to:

### BEDROOM 1

18'5" x 15'7" (5.63 x 4.75)

Being of irregular shape, double glazed windows to the front and twin double glazed French doors giving access to Juliette balcony, having a favoured southerly aspect with views of The English Channel, two built in double doored wardrobes with hanging and shelving space, further built in double doored wardrobe with hanging and shelving space, single door wardrobe with hanging and shelving space, storage cupboard

to the side with shelving, double panelled radiator, laminate wood flooring, LED downlighting.

Door off bedroom 1 to:

### EN-SUITE SHOWER ROOM

Being part tiled, comprising vanity unit with sink unit and mixer tap, part glazed double door storage cupboard under, low level we, single panel radiator, tiled flooring, part sloping ceiling with 'VELUX' window to the side having an easterly aspect, LED downlighting, extractor fan, step in fully tiled shower cubicle with built in shower with separate shower attachment, sliding shower door.

Door off landing to:

### BEDROOM 2

12'4" x 9'3" (3.77 x 2.84)

Double glazed windows to the rear with glimpses of The South Downs, built in double doored wardrobe with hanging and shelving space, single panel radiator, vinyl flooring, part sloping ceiling.

Door off landing to:

### BEDROOM 3

10'9" x 9'3" (3.28 x 2.82)

Double glazed windows to the rear with glimpses of The South Downs, built in walk in wardrobe with hanging and shelving space, single panel radiator, vinyl flooring, spotlighting.

Door off landing to:

### FAMILY BATHROOM

Being part tiled to dado height, comprising wood panel bath with mixer tap with separate shower attachment, glass shower screen, pedestal wash hand basin with mixer tap, low level we, single panel radiator, tiled flooring, part sloping ceiling with 'VELUX' window to the side having a westerly aspect, LED downlighting, extractor fan.

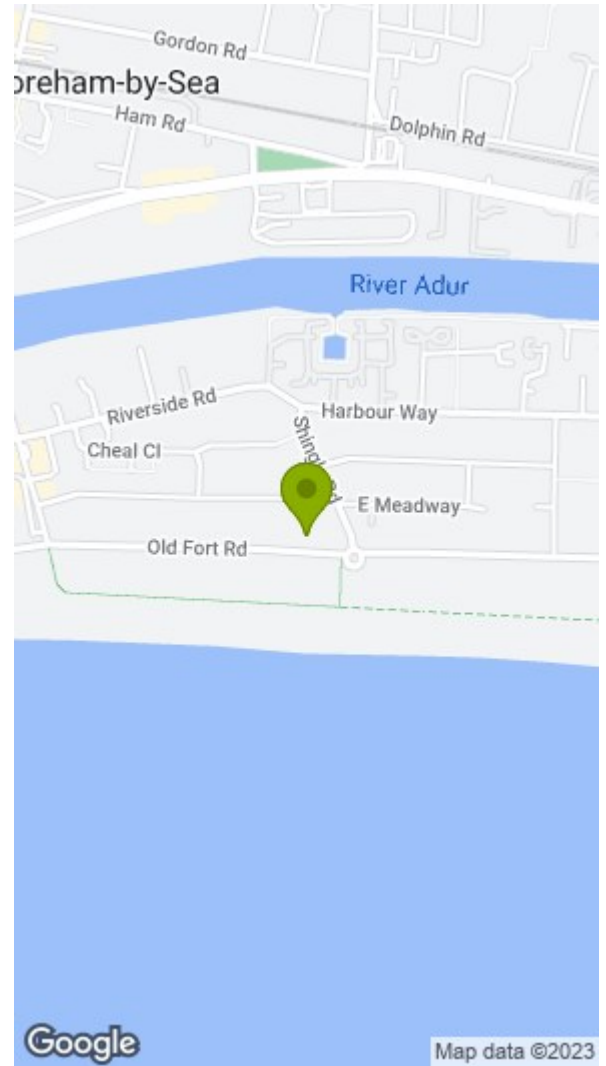
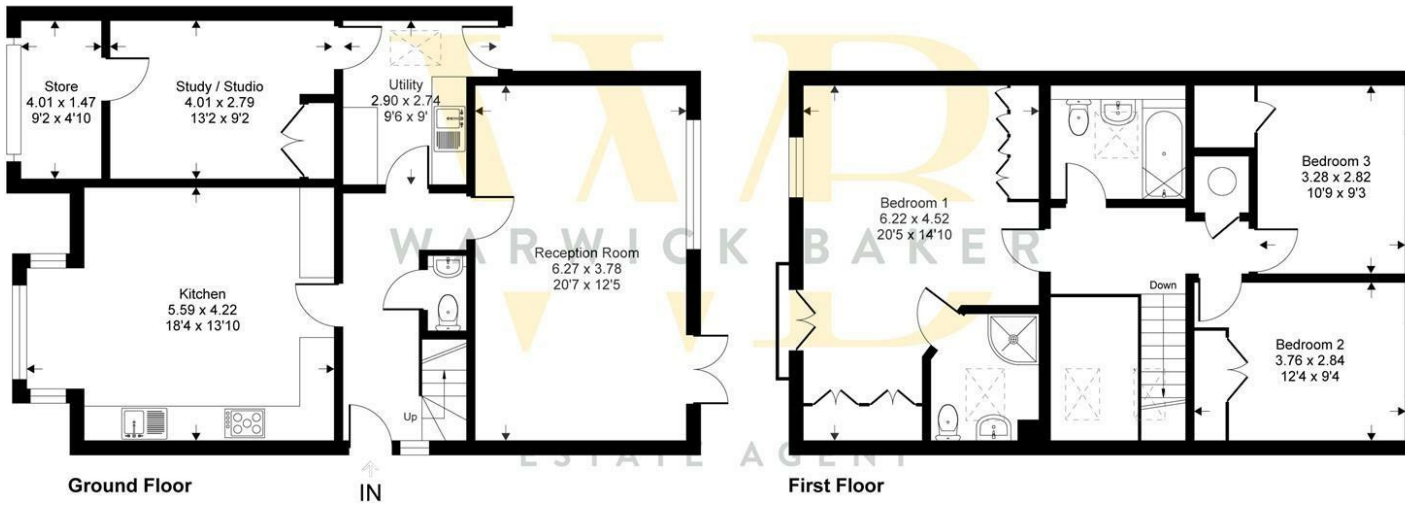
### FRONT GARDEN

46'4" x 29'6" (14.14 x 9.00)

Having a favoured southerly aspect, laid totally to brick hard standing with parking for three cars, shingle area with tropical palms, enclosed by brick walling, side patio slab pathway leading gate giving access to:



**Old Fort Road, BN43**  
 Approximate Gross Internal Area = 147 sq m / 1585 sq ft



This floor plan is for representation purposes only as defined by the RICS code of Measuring Practice (and IPMS where requested) and should be used as such by any prospective purchaser. Whilst every attempt has been made to ensure the accuracy contained here, the measurement of doors, windows and rooms is approximate and no responsibility is taken for any error, omission or mis-statement. Specifically no guarantee is given on the total area of the property if quoted on the plan. Any figure provided is for guidance only and should not be used for valuation purposes.

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- \* 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>  |                         |
| (54-68) <b>D</b>                            |                         | (54-68) <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 |

