25a Old Fort Road | | Shoreham-By-Sea | BN43 5RL

WARWICK BAKER
ESTATE AGENT

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Offers In The Region Of £820,000

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WARWICK BAKER ESTATE AGENTS ARE DELIGHTED TO OFFER THIS RARELY AVAILABLE SEMI-DETACHED HOUSE. LOCATED WITHIN 200 METRES OF SHOREHAM BEACH AND THE FOOTBRIDGE. THE PROPERTY BENEFITS FROM A FULL HEAT RECOVERY AND VENTILATION SYSTEM, A STATE OF THE ART DAIKIN ALTHERMA HEATING SYSTEM, WHICH COMBINES SOLAR PANELS WITH AN AIR SOURCE HEAT PUMP TO GENERATE HOT WATER AND UNDERFLOOR HEATING SYSTEM. A FULL LUTRON HOMEWORKS LIGHTING SYSTEM IS INSTALLED CONTROLLING ALL LED LIGHTS FROM CENTRAL OR REMOTE LOCATIONS, INCLUDING CONTROL FROM SMARTPHONE. DIGITAL NETWORK CABLING, RUNS BACK TO CENTRAL HUB LOCATION TO RACK FOR AUDIO/VIDEO EQUIPMENT INCLUDING CEILING SPEAKER SYSTEM. INTERNAL VIEWING HIGHLY RECOMMENDED BY THE VENDORS SOLE AGENT. NO UPWARD CHAIN.

- THREE BEDROOMS
- FAMILY BATHROOM
- OFF ROAD PARKING
- 15' SOUTH FACING LOUNGE
- EN-SUITE TO THE MAIN BEDROOM
- 33' REAR GARDEN
- 22' MODERN KITCHEN/DINING ROOMK
- BALCONY WITH SEA VIEWS
- GROUND FLOOR CLOAKROOM
- 11' ROOF TERRACE

Frosted double glazed front door leading to:

ENTRANCE HALL
14'9" x 8'11" (4.52 x 2.74)
Being ' L ' shaped, solid wood flooring with under floor heating, LED downlighting.

Twin part glazed doors off entrance hall to:

LOUNGE/BEDROOM 4
14'11" x 11'1" (4.56 x 3.38)
Double glazed windows and double glazed sliding patio door to the front having a favoured southerly aspect, solid wood flooring with under floor heating, LED downlighting.

Opening off entrance hall to:

OPEN PLAN KITCHEN/DINING ROOM
22'3" x 18'2" (6.80 x 5.54)
Comprising sink unit with contemporary style mixer tap inset into white silestone worktop, slow closing storage cupboards under, built in integrated ' BLOOMBERG ' dishwasher to the side, matching backsplash, adjacent matching worktop, storage cupboard under with carousel unit, matching backsplash complimented by matching wall units over, built in ' SIEMENS ' electric oven, built in ' BOSCH ' proof drawer under (not tested), built in ' HOTPOINT ' microwave/oven, storage cupboards under and over, pull out storage unit to the side, built in integrated tall fridge, built in integrated tall freezer, free standing three seater breakfast bar with silestone worktop, with inset ' BLOOMBERG ' induction hob, range of slow closing drawers and cupboards under, range of double glazed bi-fold doors to the rear, two sets of double glazed windows to the side having an easterly aspect, solid wood flooring with under floor heating, LED downlighting.

Door off entrance hall to:

GROUND FLOOR CLOAK ROOM
Comprising low level wc, display shelf over, wall mounted sink unit with contemporary style mixer tap, storage cupboard below, tiled splash back, frosted double glazed window, solid wood flooring with under floor heating, LED down lighting.

Door off entrance hall to:

UTILITY CUPBOARD
Space and plumbing for washing machine and tumble dryer, solid wood flooring with under floor heating.

Stairs with glass balustrade and stainless steel handrail up from kitchen/dining room to:

FIRST FLOOR LANDING
Solid wood flooring with under floor heating, LED downlighting.

Door off first floor landing to:

BEDROOM 1
14'6" x 12'1" (4.43 x 3.70)
Double glazed window to the front having a favoured southerly aspect with glimpses of The English Channel, two built in double doored wardrobes with hanging and shelving space, built in dressing table, drawers under, solid wood flooring with under floor heating, LED downlighting.

Sliding double glazed patio door off bedroom 1 to:

BALCONY
14'5" x 4'7" (4.40 x 1.40)
Having a favoured southerly aspect with glimpses of The English Channel, with glass balustrade and stainless steel handrail.

Door off bedroom 1 to:

EN-SUITE SHOWER ROOM
Comprising low level wc, wall mounted sink unit with contemporary style mixer tap, storage cupboard under, display shelf, heated hand towel rail, frosted double glazed window, tiled flooring, LED downlighting, step in fully tiled shower cubicle, built in shower with rainfall style shower head, separate shower attachment, glass shower door.

Door off first floor landing to:

BEDROOM 2
13'4" x 8'8" (4.08 x 2.66)
Double glazed windows to the rear with glimpses of The South Downs, frosted double glazed window to the side, built in double doored wardrobe with hanging and shelving space, solid wood flooring with under floor heating, LED downlighting.

Door off first floor landing to:

BEDROOM 3
9'9" x 9'1" (2.98 x 2.79)
Double glazed windows to the rear with glimpses of The South Downs, built in single door wardrobe with hanging and shelving space, solid wood flooring with under floor heating, LED downlighting.

Door off first floor landing to:

FAMILY BATHROOM
Being part tiled, bath with contemporary style mixer tap, separate shower attachment, twin wall mounted sink unit with contemporary style mixer tap, double doored storage cupboard under, tiled flooring with under floor heating, frosted double glazed window, step in fully tiled shower area with built in shower with rainfall style shower head, separate shower attachment, glass shower screen, LED downlighting.

Door off first floor landing to airing cupboard.

Stairs with glass balustrade and stainless steel handrail up from first floor landing to:

SECOND FLOOR LANDING
Part sloping ceiling with ' VELUX ' window to the rear, solid wood flooring, door giving access to slim line storage cupboard/plant room housing control panel.

Double glazed door off second floor landing to:

ROOF TERRACE
11'1" x 10'8" (3.40 x 3.27)
Having a favoured southerly aspect with views of The English Channel, glass balustrade with stainless steel hand rail.

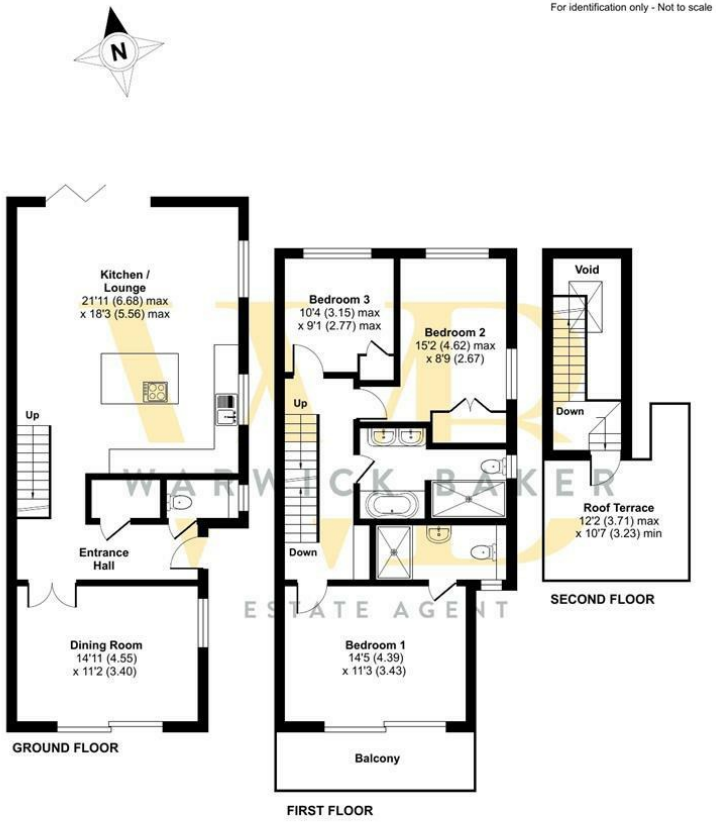
REAR GARDEN
33'2" x 23'10" (10.12 x 7.28)
Decked area, central lawned area, rear decking, ' L ' shaped wood seating, all enclosed by fencing to three sides, side decked pathway to gate giving access to:

FRONT
31'9" x 12'5" (9.68 x 3.80)

Old Fort Road, Shoreham-by-Sea, BN43

Approximate Area = 1419 sq ft / 131.8 sq m (excludes void)

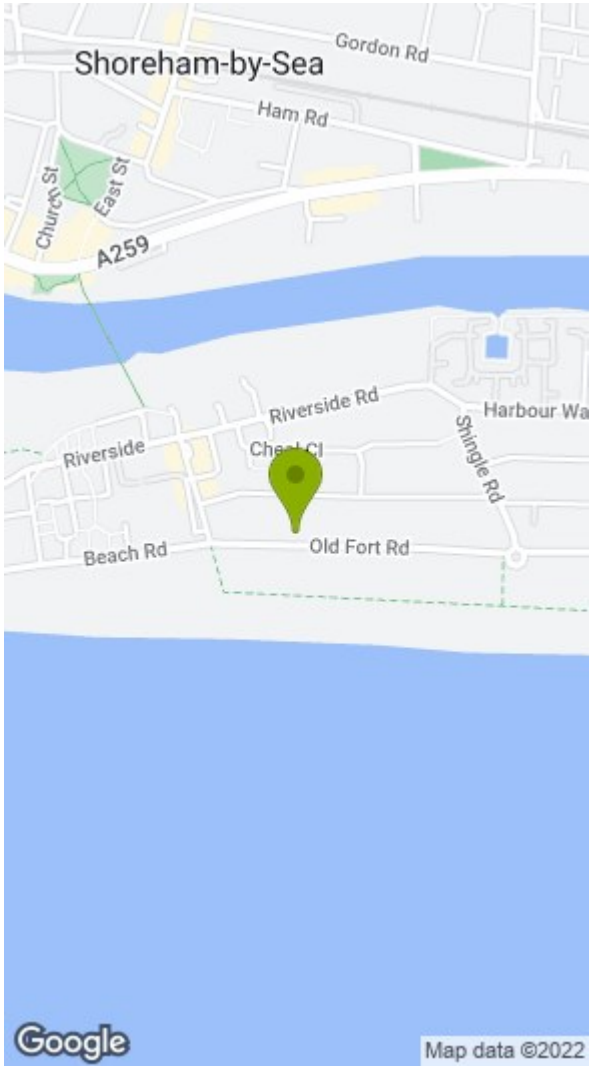
For identification only - Not to scale

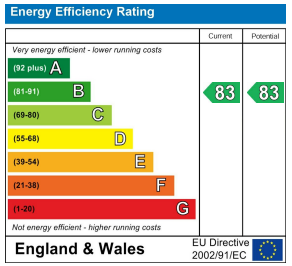


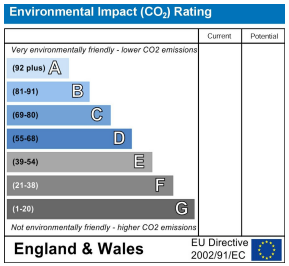
WARWICK BAKER ESTATE AGENT

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: 813198







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