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

WARWICK BAKER
ESTATE AGENT

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£799,950

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Warwick Baker are delighted to offer this fantastic NEWLY CONSTRUCTED, ENERGY EFFICIENT THREE STOREY HOME, enviably located opposite an access path to the The Foreshore. The property, which has been designed and finished to an exacting standard, features: Entrance hall, ground floor WC, living room, beautiful kitchen/breakfast room with ' QUARTZ ' work surfaces, ' QUOOKER ' 3 in 1 tap and ' NEFF ' appliances, first floor landing with automatic rain sensitive ' VELUX ' window, master bedroom with French doors onto balcony with sea glimpses, en-suite shower room, two further bedrooms and family bathroom with bath and shower enclosure. The property further features a lower ground floor level, accessed either internally or via a galvanised iron external staircase at the front, comprising: family room, utility/kitchenette and a further shower room. Outside, there is an attractive 35' rear garden with workshop, ample off street parking and an EV charging point. Further benefits include: Air source heat pumps, thermostatically controlled zoned underfloor heating and a 10 year Build Zone structural warrantee. INTERNAL VIEWING RECOMMENDED.

- CHOICE OF TWO BRAND NEW SEMI-DETACHED HOUSES
- 16' LIVING ROOM
- 35' REAR GARDEN WITH WORKSHOP
- 96% HEAT EFFICIENT
- 19' MODERN KITCHEN/BREAKFAST ROOM
- FRONT OFF ROAD PARKING WITH EV CHARGING POINTS
- AIR SOURCE HEAT PUMPS WITH ZONED UNDERFLOOR HEATING
- FAMILY BATHROOM
- THREE BEDROOMS PLUS FAMILY ROOM
- TWO SHOWER ROOMS

Part double glazed front door leading to:

ENTRANCE HALL
Double glazed window to the side, down lighters.

Door off entrance hall to:

SEPARATE CLOAKROOM
Double glazed window to the side, down lighters, combination vanity unit with inset wash hand basin and WC, heated hand towel rail.

Doorway off entrance hall to:

LIVING ROOM
16'6" x 15'1" (5.05 x 4.60)
Down lighters, double glazed windows to the side and rear, double glazed French doors to the rear, lantern skylight window.

Doorway off entrance hall to:

KITCHEN/BREAKFAST ROOM
19'3" x 10'7" (5.87 x 3.23)
Double glazed bay window to the front having a favoured southerly aspect, down lighters, range of fitted wall and base level units, Quartz work surfaces with inset sink unit and 3 in 1 ' QUOOKER ' tap, ' NEFF ' slide and hide electric oven, further ' NEFF ' electric oven and induction hob, island with integrated dishwasher and freezer under, integrated ' ZANUSSI ' tower fridge, corner larder unit with shelving, deep pan drawers, underfloor heating.

Stairs up from entrance hall to:

SPLIT-LEVEL LANDING
Electric auto close skylight window, large storage cupboard housing shelving, access to loft storage space.

Door off split-level landing to:

BEDROOM 1
11'6" x 10'7" (3.53 x 3.23)
Double glazed windows to the front having a favoured southerly aspect with glimpses of The English Channel, down lighters.

Twin double glazed French doors off bedroom 1 to:

BALCONY
11'6" x 5'6" (3.53 x 1.70)
Having a favoured southerly aspect with glimpses of The English Channel, enclosed by balustrade.

Door off bedroom 1 to:

FAMILY BATHROOM
Double glazed window to the side, fitted suite comprising, double ended panel enclosed bath with mixer tap and shower attachment, shower enclosure with wall mounted shower, combination vanity unit with inset wash hand basin and WC, heated hand towel rail, extractor fan, down lighters.

Stairs down from entrance hall to:

EN-SUITE
Double glazed window to the front, down lighters, fitted suite comprising, shower enclosure with wall mounted shower, combination vanity unit with inset sink unit and WC, heated hand towel rail, extractor fan.

Door off split-level landing to:

BEDROOM 2
11'10" x 9'1" (3.61 x 2.77)
Double glazed window to the rear, down lighters.

Door off split-level landing to:

BEDROOM 3
10'4" x 10'0" (3.15 x 3.07)
Double glazed window to the rear, down lighters.

Door off split-level landing to:

LOWER HALL
Door off lower hall to:

FAMILY ROOM
14'2" x 10'7" (4.34 x 3.23)
Double glazed windows to the front having a favoured southerly aspect, down lighters.

Twin double glazed French doors off family room to:

PATIO
10'7" x 9'3" (3.23 x 2.84)
Being ' L ' shaped laid to decking, stairs up to front area.

Door off family room to:

KITCHENETTE/UTILITY ROOM
Upright storage cupboards, work surface with sink unit and mixer tap, tiled splash backs, space and plumbing for washing machine/tumble dryer.

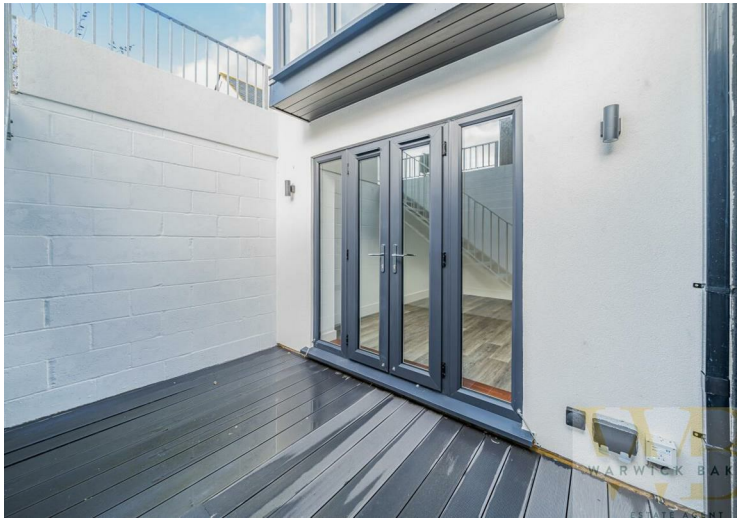
Door off kitchenette/utility room to:

SHOWER ROOM
Double glazed window to the side, down lighters, fitted suite comprising, shower enclosure with wall mounted shower, vanity unit with inset wash hand basin and cupboard under, WC, extractor fan.

FRONT PARKING
23'2" x 22'0" (7.07 x 6.72)
Laid to shingle with tiled pathway leading to the front door, shingle pathway leading to a side gate, driveway with ample off street parking and EV charging point, enclosed bin storage area with ' MITSUBISHI ' heat source pump.

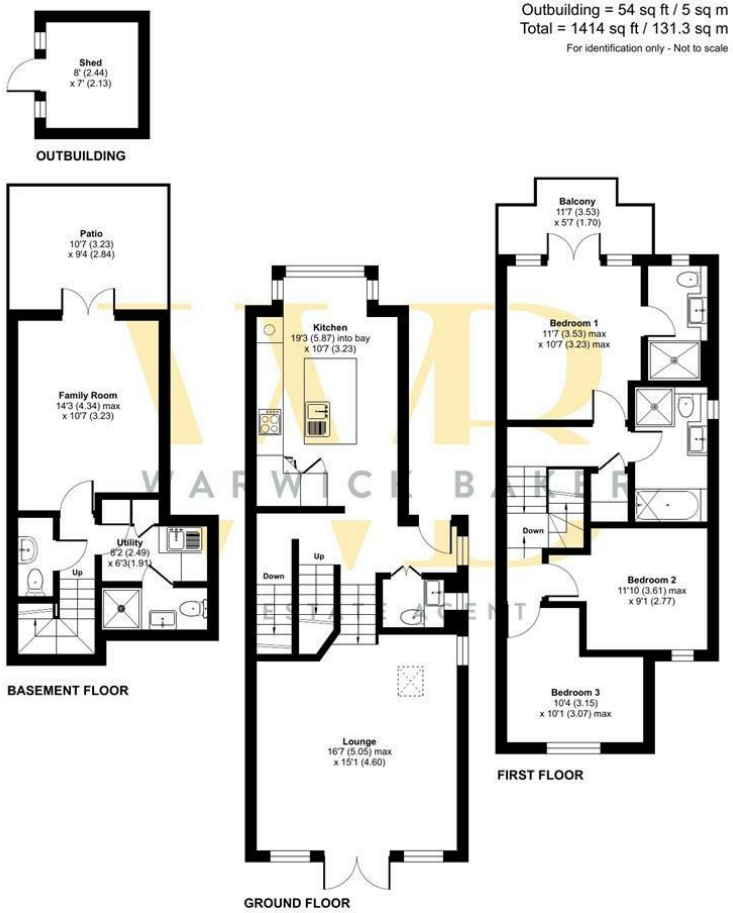
REAR GARDEN
35'0" x 20'4" (10.69 x 6.20)
Laid to decking, sandstone patio area, two raised flower beds, two palm trees, outside power and light, all enclosed by high walls to two sides with shared fencing.

Workshop - 2.46m x 2.08m (8'1" x 6'10") - Comprising granite effect work top, wood effect worktop to the side, shelf over, power, work bench, two double glazed windows.

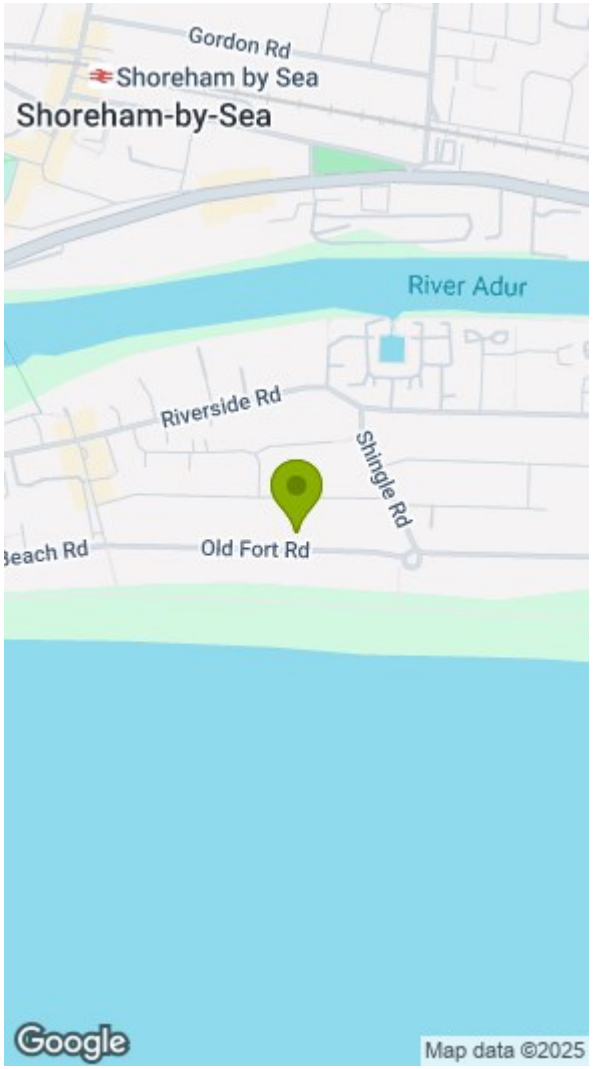


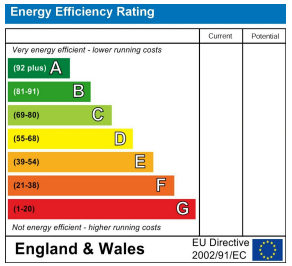
Old Fort Road, Shoreham-by-Sea, BN43

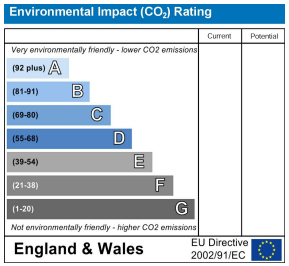
Approximate Area = 1360 sq ft / 126.3 sq m
Outbuilding = 54 sq ft / 5 sq m
Total = 1414 sq ft / 131.3 sq m
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). ©nichecom 2024. Produced for Warwick Baker Estate Agent Ltd. REF: 1206437







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