



WB
WARWICK BAKER
FOR SALE
01273 461144

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





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£475,000

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WARWICK BAKER ESTATE AGENTS ARE DELIGHTED TO OFFER FOR SALE A FOUR BEDROOM DETACHED RESIDENCE LOCATED ON OLD FORT ROAD. PARTS OF THE PROPERTY CONSIST OF PERIOD CONVERTED RAILWAY CARRIAGES ADDING CHARACTER TO THIS MODERN STYLE PROPERTY.

PLEASE CONTACT TO VIEW - 01273 461144

- OLD FORT ROAD
- SEA VIEWS
- NON - STANDARD CONSTRUCTION
- DETACHED CHALET BUNGALOW
- OFF ROAD PARKING
- 01273 461144
- FOUR BEDROOMS
- MASTER BEDROOM WITH EN-SUITE
- SOUTH FACING BALCONY
- GROUND FLOOR BATHROOM

ENTRANCE PORCH

14' x 4'02 (4.27m x 1.27m)

Double glazed front door, double glazed windows overlooking front garden.

LOUNGE

21'9 x 13'3 (6.63m x 4.04m)

Double glazed window, cast iron gas burner, radiator, sliding double glazed doors leading to rear garden.

DINNING ROOM

14'3 x 7'2 (4.34m x 2.18m)

Formerly a railway carriage, double glazed window overlooking the front garden, radiator.

BEDROOM 4

14'3 x 7'2 (4.34m x 2.18m)

Double glazed window overlooking the front garden, radiator, arched railway carriage ceiling.

BEDROOM 3

14'5 x 7'2 (4.39m x 2.18m)

Double glazed windows, double glazed door to rear garden, radiator.

GROUND FLOOR BATHROOM

Matching suite, low level w.c, wash hand basin, corner Jacuzzi style bath with chrome taps and shower attachment, wall mounted shower attachment, chrome heated towel rail, frosted double glazed window, fully tiled walls, wall mounted radiator.

KITCHEN / BREAKFAST ROOM

18'10 x 9'11 (5.74m x 3.02m)

Double glazed sliding door leading to rear garden, double glazed window overlooking rear garden, wall and base units, one and half bowl sink, space and plumbing for dishwasher and washing machine, fully tiled walls and flooring.

FIRST FLOOR LANDING

BEDROOM ONE

14'01 x 12'8 (4.29m x 3.86m)

Double glazed windows, double glazed door leading to balcony.

EN-SUITE

Matching suite, low level w.c, wash hand basin, towel rail, paneled bath with chrome mixer taps and shower attachment.

BEDROOM 2

14'01 x 9'09 (4.29m x 2.97m)

Double glazed windows overlooking rear garden and the South Downs, radiator.

OUTSIDE

FRONT GARDEN

Predominantly paved providing off road parking

REAR GARDEN

Patio area, brick built pond, decking area, trees, shrubs, shed.

NOTE

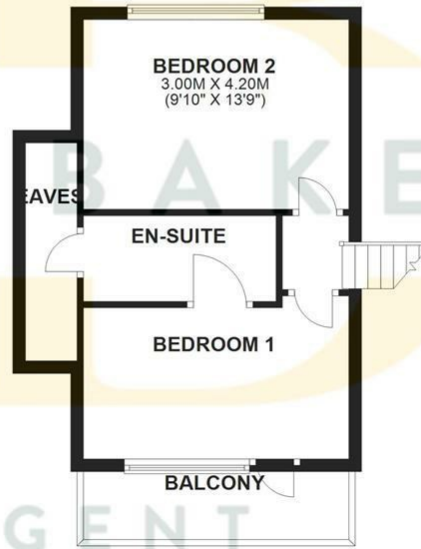
THE PROPERTY IS OF NON-STANDARD CONSTRUCTION - CASH BUYERS ONLY



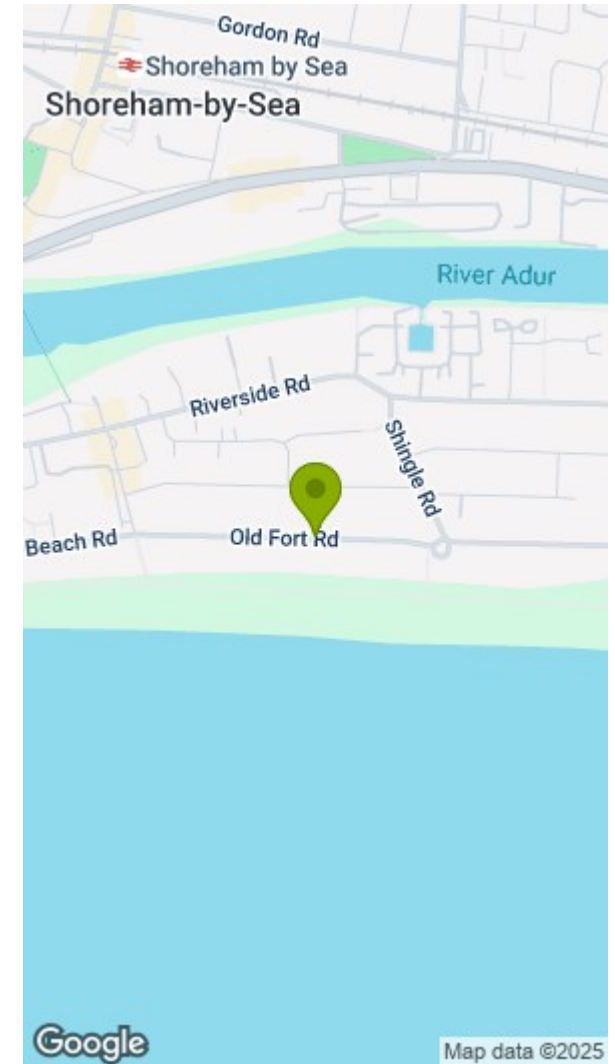
GROUND FLOOR
APPROX. 90.1 SQ. METRES (969.6 SQ. FEET)



FIRST FLOOR
APPROX. 32.4 SQ. METRES (348.5 SQ. FEET)



TOTAL AREA: APPROX. 122.5 SQ. METRES (1318.1 SQ. FEET)
49 OLD FORT ROAD, SHOREHAM BY SEA



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 ₂) Rating | | | |
|---|-------------------------|--|---|-------------------------|-----------|
| | Current | Potential | | Current | Potential |
| Very energy efficient - lower running costs | | | Very environmentally friendly - lower CO ₂ emissions | | |
| (92 plus) A | | | (92 plus) A | | |
| (81-91) B | | | (81-91) B | | |
| (69-80) C | | | (69-80) C | | |
| (55-68) D | | | (55-68) 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 ₂ emissions | | |
| England & Wales | EU Directive 2002/91/EC | | England & Wales | EU Directive 2002/91/EC | |