20 Old Fort Road | | Shoreham-By-Sea | BN43 5RJ

WARWICK BAKER
ESTATE AGENT

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Offers In Excess Of £1,500,000

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OPEN HOUSE SATURDAY 26TH AUGUST 10AM - 12PM

BY APPOINTMENT ONLY - PLEASE CALL 01273 461144

- OPEN HOUSE SAT 26TH AUGUST
- OLD FORT ROAD
- DEVELOPMENT POTENTIAL
- 10AM - 12PM
- DETACHED BUNGALOW
- RARE OPPORTUNITY
- BY APPOINTMENT ONLY
- PLOT SIXE 0.31 ACRES
- PLEASE CALL 01273 461144
- FLOOR PLAN 1,817 SQ FT

ENTRANCE HALL

KITCHEN
21'2 x 7'4 (6.45m x 2.24m)

UTILITY ROOM
13'3 x 7'6 (4.04m x 2.29m)

DINING ROOM
12'1 x 10'4 (3.68m x 3.15m)

LIVING ROOM
25'7 x 10'4 (7.80m x 3.15m)

SITTING ROOM
15'9 x 12'2 (4.80m x 3.71m)

CONSRVATORY
15'7 x 5'8 (4.75m x 1.73m)

INNER HALLWAY

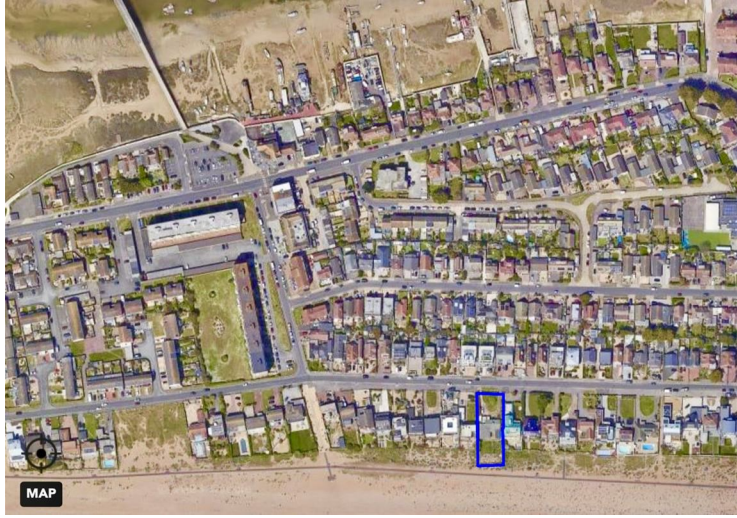
BEDROOM ONE
15'2 x 11'2 (4.62m x 3.40m)

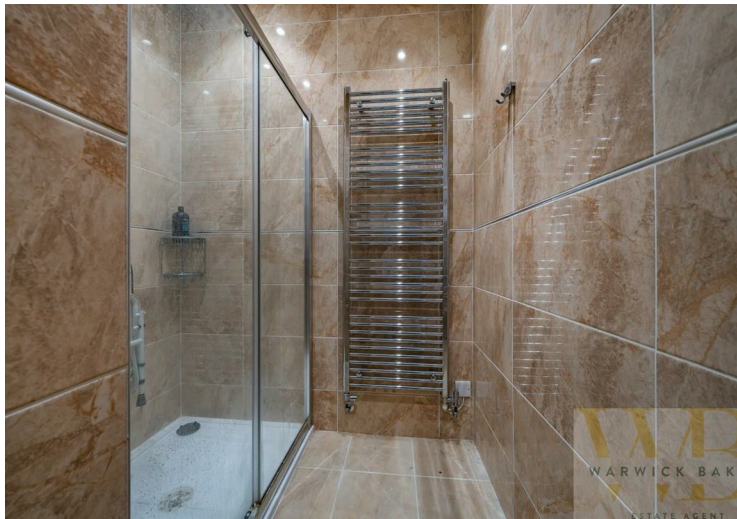
BEDROOM TWO
13'6 x 11'2 (4.11m x 3.40m)

BEDROOM THREE
15'4 x 7'9 (4.67m x 2.36m)

BEDROOM FOUR
12'8 x 9' (3.86m x 2.74m)

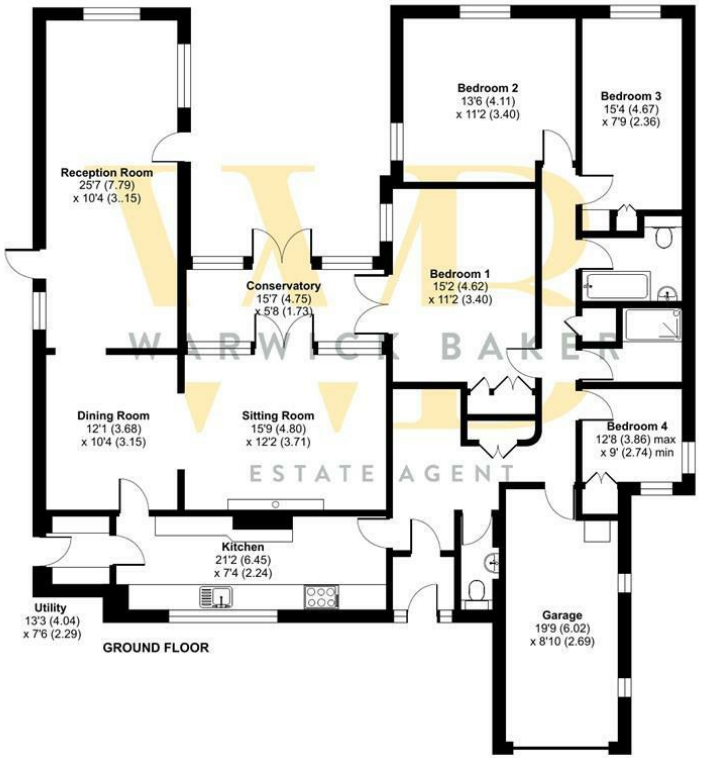
INTEGRAL GARAGE
19'9 x 8'10 (6.02m x 2.69m)





Old Fort Road, Shoreham-by-Sea, BN43

Approximate Area = 1817 sq ft / 167.8 sq m
Garage = 168 sq ft / 15.6 sq m
Total = 1985 sq ft / 184.4 sq m
For identification only - Not to scale



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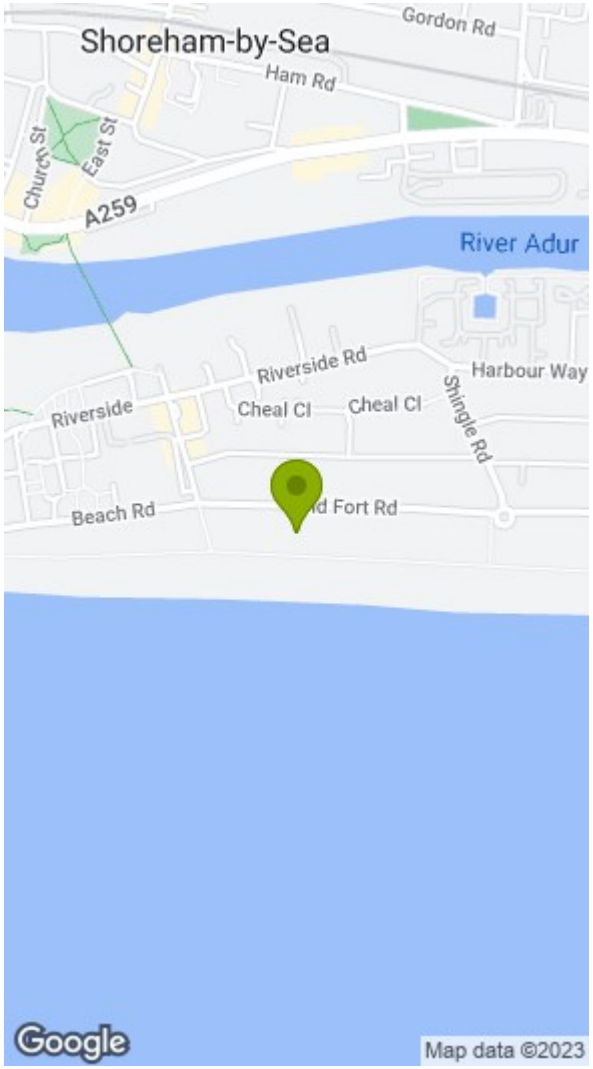
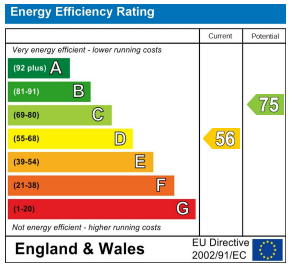
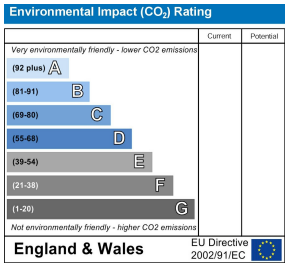
Certified Property Measurer
Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). ©nichecom 2023.
Produced for Warwick Baker Estate Agent Ltd. REF: 1019304







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