



54 Old Fort Road | | Shoreham-by-Sea | BN43 5RJ





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£1,400,000

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WARWICK BAKER ESTATE AGENTS ARE THRILLED TO PRESENT A RARE GEM TO THE MARKET: A CHARMING DETACHED BUNGALOW, NESTLED GRACEFULLY ON THE FORESHORE AND JUST A STONE'S THROW FROM THE PICTURESQUE FOOTBRIDGE.

THIS ENCHANTING PROPERTY, SET ON A DELIGHTFUL CORNER PLOT, BOASTS AN IMPRESSIVE 2,647 SQ FT (245.8 SQ M) OF LIVING SPACE, ELEGANTLY SPREAD ACROSS APPROXIMATELY 0.2 ACRES OF LUSH LAND. THE HOME OFFERS A UNIQUE BLEND OF COMFORT AND TRANQUILITY, IDEAL FOR THOSE LOOKING TO SAVOUR THE SERENE SURROUNDINGS OF THIS BEAUTIFUL LOCATION.

- OLD FORT ROAD, SHOREHAM BEACH
- 2647 SQ FT PLOT
- CORNER PLOT
- PERFECT FOR DEVELOPMENT
- CLOSE TO THE FOOTBRIDGE
- NO ONWARD CHAIN - VACANT
- PLEASE CALL TO VIEW
- 01273 461144

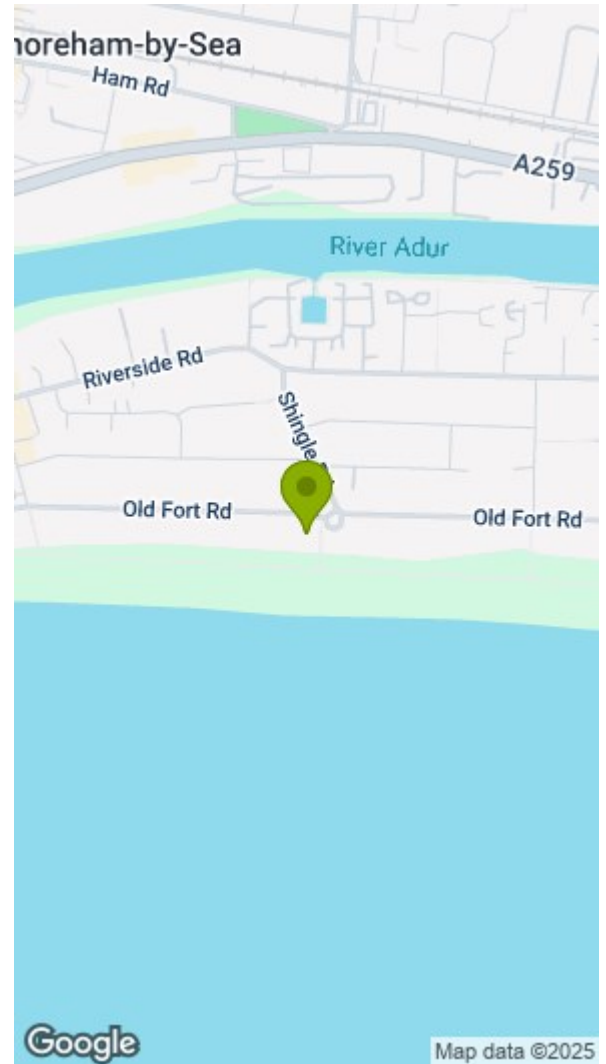


# Old Fort Road, Shoreham-by-Sea, BN43

Approximate Area = 2375 sq ft / 220.6 sq m  
 Garage = 148 sq ft / 13.7 sq m  
 Outbuilding = 124 sq ft / 11.5 sq m  
 Total = 2647 sq ft / 245.8 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). ©richcom 2025. Produced for Warwick Baker Estate Agent Ltd. REF: 1315607



## 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 <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>	
(55-68) <b>D</b>		(55-68) <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