



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

**WB**  
WARWICK BAKER  
ESTATE AGENT



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

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
- 10AM - 12PM
- BY APPOINTMENT ONLY
- PLEASE CALL 01273 461144
- OLD FORT ROAD
- DETACHED BUNGALOW
- PLOT SIZE 0.31 ACRES
- FLOOR PLAN 1,817 SQ FT
- DEVELOPMENT POTENTIAL
- RARE OPPORTUNITY

**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**

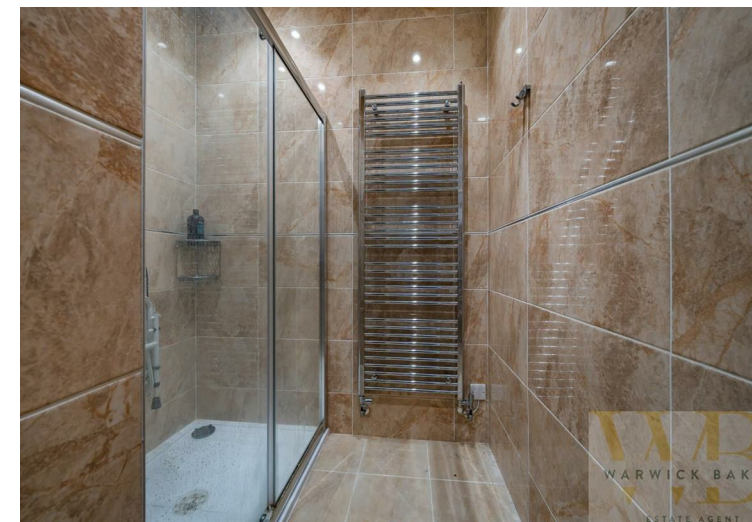
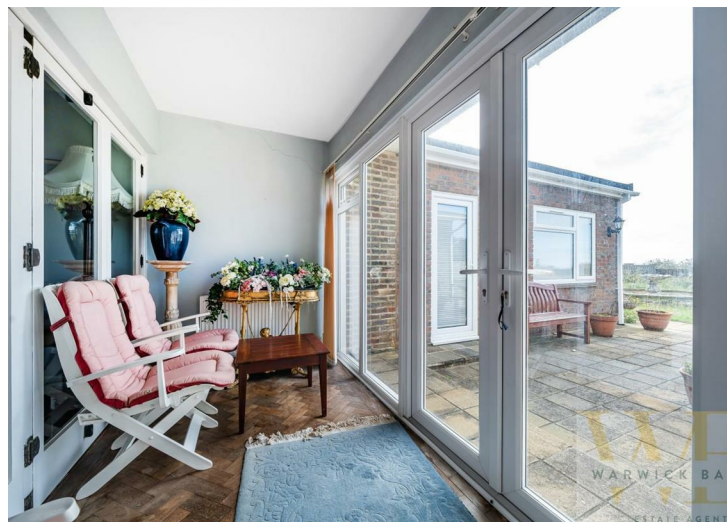
15'4 x 7'9 (4.67m x 2.36m)

**BEDROOM FOUR**

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

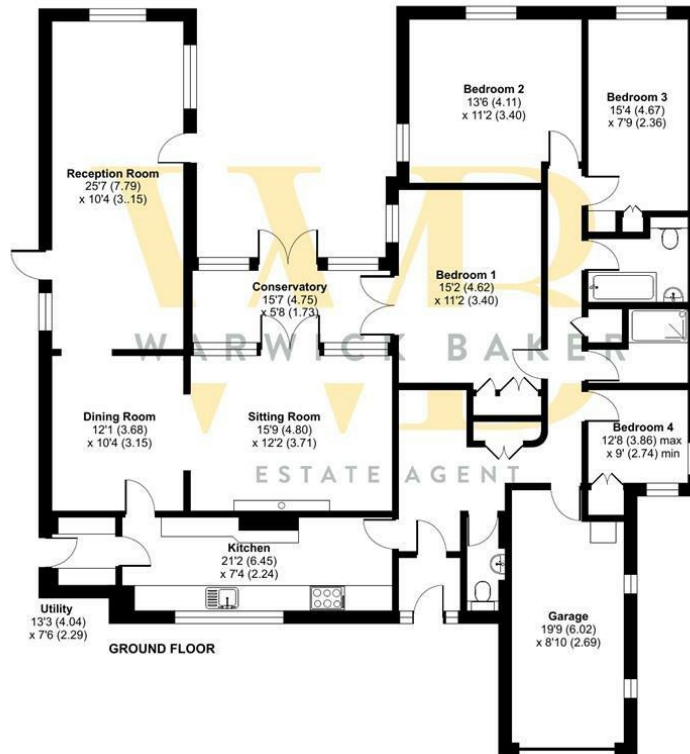
**INTEGRAL GARAGE**

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

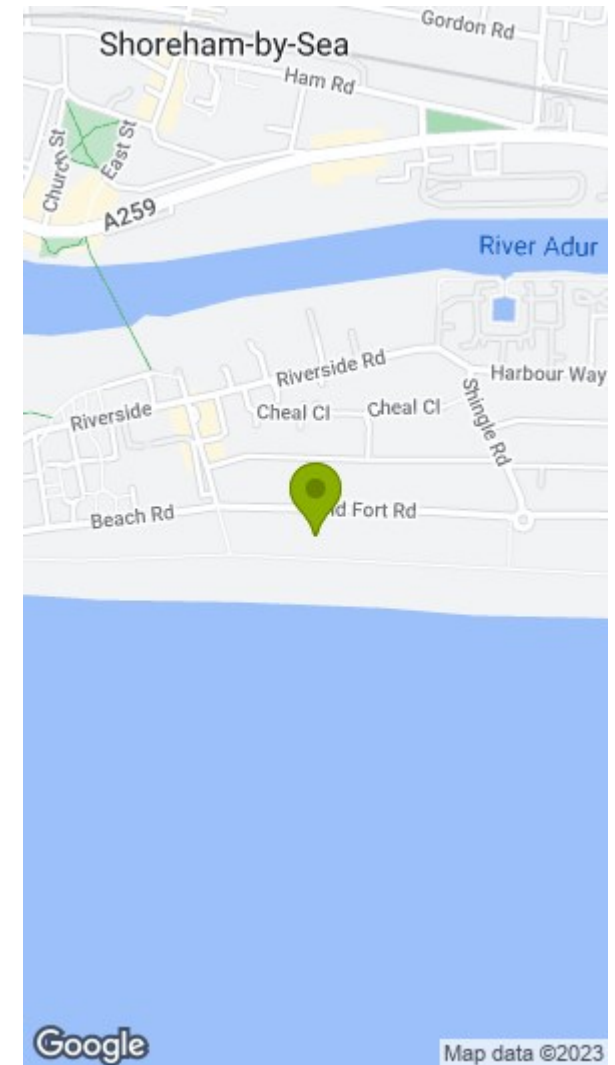


## Old Fort Road, Shoreham-by-Sea, BN43

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



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS Residential). © richwcom 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

Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs (92 plus) A (81-91) B (69-80) C (55-68) D (39-54) E (21-38) F (1-20) G Not energy efficient - higher running costs		Very environmentally friendly - lower CO <sub>2</sub> emissions (92 plus) A (81-91) B (69-80) C (55-68) D (39-54) E (21-38) F (1-20) G Not environmentally friendly - higher CO <sub>2</sub> emissions	
England & Wales EU Directive 2002/91/EC		England & Wales EU Directive 2002/91/EC	