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

WARWICK BAKER
ESTATE AGENT

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£1,100,000

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WARWICK BAKER ESTATE AGENTS ARE DELIGHTED TO OFFER THIS NEARLY NEW DETACHED HOUSE BUILT CIRCA. 2021. THIS IS A MODERN HIGHLY INSULATED, TIMBER FRAME DESIGNED BUILDING. THE HOUSE BENEFITS FROM ENTRANCE HALL, OPEN PLAN SOUTH FACING LIVING ROOM/DINING AREA, /MODERN KITCHEN/, SNUG, UTILITY ROOM, GROUND FLOOR CLOAKROOM, THREE DOUBLE BEDROOMS, FAMILY BATHROOM, EN-SUITE AND DRESSING ROOM TO THE MAIN BEDROOM, 24' FRONT BALCONY, 33' SOUTHERLY ASPECT FRONT LAWN, TWO OFF ROAD PARKING SPACES, SHARED DRIVEWAY, GARAGE, WORK SHOP AND 49' REAR GARDEN. INTERNAL VIEWING HIGLY RECOMMENDED BY THE VENDORS SOLE AGENT.

- ENTRANCE HALL
- 29' OPEN PLAN SOUTH FACING LOUNGE + DINING AREA + MODERN KITCHEN
- UTILITY ROOM
- GROUND FLOOR CLOAKROOM
- 3 DOUBLE BEDROOMS
- FAMILY BATHROOM
- EN-SUITE AND DRESSING ROOM TO MAIN BEDROOM
- 33' FRONT GARDEN + 2 PARKING SPACES
- 24' FRONT BALCONY + 49' REAR GARDEN
- PARKING FOR 2 CARS + GARAGE AND WORKSHOP

Part frosted double glazed front door leading to:

ENTRANCE HALL
14'1" x 12'1" (4.31 x 3.70)
Decorative tiled flooring with under floor heating, window with borrowed light from the kitchen, double glazed windows and door to the rear garden, door giving access to under stairs storage cupboard.

Door off entrance hall to:

UTILITY ROOM
7'0" x 4'6" (2.14 x 1.38)
Comprising work top with space and plumbing for washing machine and tumble dryer under, complimented by matching work tops over, tiled flooring with under floor heating, extractor system, built in double doored storage cupboard housing ' VIESSMANN ' under floor heating boiler, ' VENTAXIA ' MVHR ventilation unit.

Door off entrance hall to:

GROUND FLOOR CLOAKROOM
Comprising low level wc, vanity unit with wash hand basin and contemporary style mixer tap, feature wood work top, storage cupboard under, tiled flooring with under floor heating.

Part glazed door off entrance hall to:

OPEN PLAN LOUNGE/DINING AREA/KITCHEN
29'5" x 18'0" (8.98 x 5.50)
Warm oak ' KARNDEAN ' flooring with under floor heating, two sets of British made marine grade high U-value double glazed bi-fold doors to the front having a favoured southerly aspect, all with electric blinds, kitchen supplied by ' LIMES KITCHENS OF DORKING ' comprising free standing two seater breakfast bar with ' QUARTZ ' work top with inset 1 1/4 bowl ' CORIAN ' sink unit with contemporary style mixer/boiling water tap, slow closing double doored storage cupboard under housing water softener, built in integrated ' CANDY ' dishwasher to the side, pull out bin to the side, built in integrated wine rack, built in wine cooler, storage cupboard to the side, adjacent wood work top with range of slow closing drawers under, space for range style cooker, matching wood backsplash, range of high level storage cupboards with ' AEG ' integrated extractor, larder style storage cupboard to the side, frosted double glazed window to the side, double doored walk in storage cupboard with shelving and display wine rack, LED downlighting, further matching wood work top, double doored storage cupboard under, matching wood back splash, space for Amercian style fridge/freezer to the side, LED down lighting, extractor system.

Square opening off lounge to:

SNUG
14'1" x 9'0" (4.30 x 2.75)
Double glazed window to the rear with window seat and four storage cupboards, frosted double glazed window to the side, warm oak ' KARNDEAN ' flooring with under floor heating.

Turning staircase up from entrance hall with balustrade and spindles up to:

LANDING
Frosted double glazed window to the rear, LED down lighting, door giving access to airing cupboard housing pressurised hot water cylinder, slatted shelving to the side.

Door off landing to:

BEDROOM 1
13'5" x 13'1" (4.11 x 4.01)
Double glazed window to the front having a favoured southerly aspect with glimpses of The English Channel, contemporary school style radiator, part wood panelled wall.

Door off bedroom 1 to:

DRESSING ROOM
Two sets of hanging rails, access to loft storage space, LED downlight.

Door off bedroom 1 to:

EN-SUITE SHOWER ROOM
Being fully tiled, comprising twin wall mounted sink unit with contemporary style mixer taps, two slow closing drawers under, low level wc, heated hand towel rail, decorative tiled flooring, frosted double glazed windows to the side, heated hand towel rail, step in fully tiled shower area with built in shower, rainfall style shower head with separate shower attachment, glass shower screen, LED downlighting, extractor system.

Sliding double glazed patio door off bedroom 1 to:

FRONT BALCONY
24'8" x 5'2" (7.54 x 1.60)
Enclosed by Red Cedar Cladding and glass balustrade to the front having a favoured southerly aspect with glimpses of The English Channel, laid to ' IKEA ' balcony decking tiles.

Door off landing to:

BEDROOM 2
11'5" x 9'11" (3.50 x 3.03)
Double glazed windows to the rear with glimpses of The South Downs, contemporary school style radiator.

Door off landing to:

BEDROOM 3
13'5" x 9'8" (4.09 x 2.95)
Double glazed window and sliding patio door to the front balcony having a favoured southerly aspect with glimpses of The English Channel, double glazed window to the side, contemporary school style radiator.

Door off landing to :

FAMILY BATHROOM
Comprising ' MODA ' free standing oval shaped bath, contemporary style mixer tap with separate shower attachment, vanity unit with ceramic sink with contemporary style mixer tap, double doored storage cupboard under, low level wc, heated hand towel rail, frosted double glazed window, decorative tiled flooring, step in fully tiled shower cubicle with built in shower, rainfall style shower head with separate shower attachment, glass shower door, LED downlighting, extractor system.

FRONT GARDEN
37'8" x 33'11" (11.50 x 10.36)
Having a favoured southerly aspect, being ' L ' shaped, wood decked area, lawn area with central Olive tree, selection of tropical palms, enclosed by part brick walling and fencing.

Old Fort Road, Shoreham-by-Sea, BN43

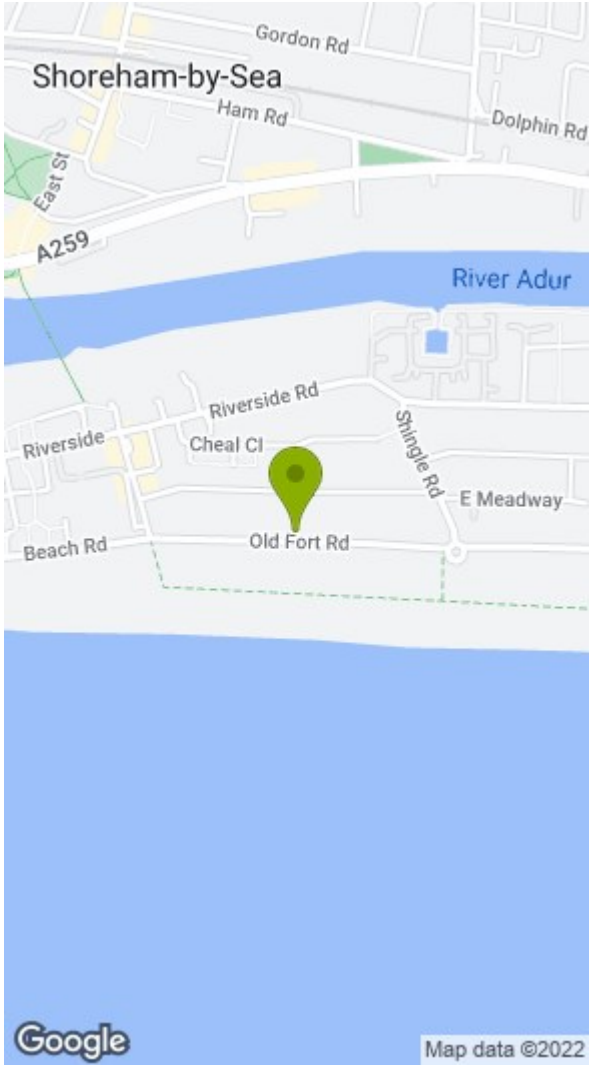
Approximate Area = 2104 sq ft / 195.4 sq m (includes garage / workshop)

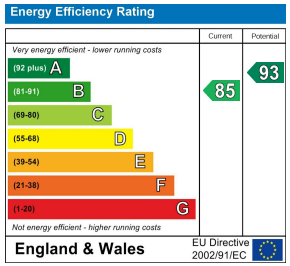
For identification only - Not to scale

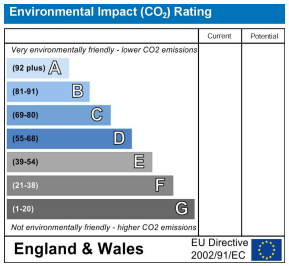
WARWICK BAKER ESTATE AGENT

Certified Property Measurer

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). ©nichecom 2022. Produced for Warwick Baker Estate Agent Ltd. REF: 833502







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