



39 Old Fort Road | Shoreham-by-Sea | BN43 5RL

Guide Price £1,000,000

Harrison Brant are delighted to offer the opportunity to acquire this stunning and unique 5 double bedroom contemporary Scandinavian style detached house located on sought after Shoreham Beach which was constructed in 2015. The well appointed high specification accommodation includes; stunning 43' 7" open plan lounge/kitchen/diner, underfloor heating throughout, large windows affording lots of natural light, utility room, master bedroom with vaulted ceiling, en-suite shower room and dressing room, further contemporary fitted family bathroom/W.C and shower room/W.C, detached garage, front and rear gardens. Situated on Old Fort Road approximately 250m from the Ferry Road Shopping Parade and access to the foreshore. Offered for sale with no onward chain.

- 5 Double Bedrooms
- Contemporary Scandinavian Style Detached House
- Constructed in 2015
- Stunning 43' 7" Open Plan Lounge/Kitchen/Diner
- Underfloor Heating Throughout
- Utility Room
- Master Bedroom with En-Suite & Dressing Room
- Further Family Bathroom & Shower Room
- Front and Rear Gardens
- Detached Garage



Property Description

TRIPLE GLAZED FRONT DOOR

Leading to;-

STUNNING OPEN PLAN LOUNGE/KITCHEN/DINER

43' 7" x 15' 11" (13.28m x 4.85m)

DINING AREA

Solid oak flooring with under floor heating, smooth finish walls and ceiling. Large southerly facing triple glazed window to front, further triple glazed window to side. Triple glazed door to side leading to outside.

KITCHEN AREA

Stunning high end kitchen comprising a range of soft closing units. Feature island with inset wash hand basin with mixer tap. Four burner Gaggenau induction hob, inset two burner Gaggenau gas hob and large extractor hood over. Integrated Gaggenau fridge/freezer, concealed Gaggenau double oven and plate warmer. Continuation of solid oak flooring with under floor heating. Smooth finish ceiling, ceiling spotlights. Wall mounted digital heating thermostat.

LOUNGE AREA

Continuation of solid oak flooring with under floor heating. Wall mounted digital heating thermostat. Smooth finish walls and ceiling, ceiling spotlights. Contemporary solid fuel burner. Large triple glazed window to side, large triple glazed sliding door leading to rear garden.

STUDY/OFFICE AREA

14' 11" x 11' 4" (4.55m x 3.45m) Being open plan to the lounge/kitchen/dining area. Continuation solid oak flooring with under floor heating. Wall mounted digital heating thermostat. Smooth finish walls and ceiling, ceiling spotlights. Triple glazed window to side. Large southerly facing triple glazed sliding door leading to front decking area.

GROUND FLOOR BEDROOM

13' 10" x 11' 8" (4.22m x 3.56m) Continuation of solid oak flooring with under floor heating. Wall mounted digital heating thermostat. Smooth finish walls and ceiling, ceiling spotlights. Triple glazed window to rear overlooking rear garden. Triple glazed door leading to rear garden.

UTILITY ROOM

10' 4" x 10' 1" (3.15m x 3.07m) Space and plumbing for washing machine, space for further appliances. Large format tiled flooring with under floor heating, wall mounted digital heating thermostat. Smooth finish ceiling, ceiling spotlights. Airing cupboard housing hot water cylinder and Worcester gas boiler. Understairs storage cupboard housing electric fuse box and meter. Triple glazed door leading to outside. Door to;-

CONTEMPORARY FITTED SHOWER ROOM/WC

Comprising double walk in shower with thermostatically controlled rainwater style shower unit and further hand held shower attachment, double vanity unit with inset wash hand basin with mixer tap, low level push button WC with concealed cistern. Part tiled walls, large format tiled flooring with under floor heating. Chrome ladder style heated towel rail, wall mounted digital heating thermostat. Smooth finish ceiling, ceiling spotlights. Triple glazed window to frosted glass to side.

FIRST FLOOR LANDING

Spacious landing with solid oak flooring with under floor heating. Feature vaulted ceiling. Smooth finish walls and ceiling. A range of built in shelving and cupboards. Feature skylight window. Wall mounted digital heating thermostat. Door to;-

BEDROOM 1

15' 8" x 13' 1" (4.78m x 3.99m) A continuation of solid oak flooring with under floor heating. Smooth finish walls and ceiling. Feature vaulted ceiling. Wall mounted digital heating thermostat. Large southerly facing double glazed window to front offering sea glimpses. Southerly facing triple glazed sliding door to front opening onto Juliet balcony. Door to;-

WALK IN WARDROBE

12' 10" x 7' 4" (3.91m x 2.24m) Continuation of solid oak flooring with under floor heating. Range of built in shelves and drawers. Three hanging rails. smooth finish walls and ceiling. Triple glazed window with frosted glass to side.

EN-SUITE SHOWER ROOM

Comprising walk in shower with thermostatically controlled shower unit and further hand held shower attachment, twin sink unit with mixer taps and vanity unit under, low level push button WC with concealed cistern. Large format tiled flooring with under floor heating, part tiled walls. Feature vaulted ceiling. Chrome ladder style heated towel rail. Wall mounted digital heating thermostat. Ceiling spotlights. Triple glazed window with frosted glass to side.





BEDROOM 2

15' 6" x 13' 7" (4.72m x 4.14m) Continuation of solid oak flooring with under floor heating. Wall mounted digital heating thermostat, smooth finish walls and ceiling. Feature vaulted ceiling. Four eaves storage cupboards. Triple glazed window with frosted glass to side. Velux window to rear.

BEDROOM 3

13' 11" x 13' 8" (4.24m x 4.17m) Continuation of solid oak flooring with under floor heating. Wall mounted digital heating thermostat. Smooth finish walls and ceiling. Feature vaulted ceiling. Three eaves storage cupboards. Velux window to rear overlooking rear garden.

BEDROOM 4

14' 3" x 9' 11" (4.34m x 3.02m) Continuation of solid oak flooring with under floor heating. Wall mounted digital heating thermostat. Smooth finish walls and ceiling. Feature vaulted ceiling. Triple glazed window with frosted glass to side.

FAMILY BATHROOM/WC

Contemporary fitted bathroom comprising tile panelled bath with over flow bath filler and thermostatically controlled shower unit over, vanity unit with inset wash hand basin with mixer tap, close coupled push button WC. Chrome ladder style heated towel rail. Large format tiled flooring with under floor heating. Wall mounted digital heating thermostat. Feature vaulted ceiling, ceiling spotlights. Two triple glazed windows to side.

OUTSIDE

LARGE OPEN PLAN FRONT GARDEN

Which comprises paved, decked and areas laid to shingle with a number of ornamental shrubs. Driveway to side laid to shingle leading to;-

GARAGE

17' 0" x 9' 6" (5.18m x 2.9m)

REAR GARDEN

35' 0" (approx) x 35' 0" (approx) (10.67m x 10.67m) Lovely decked, paved and lawned rear garden with raised flower beds. External tap and power point.



Tenure

Freehold

Council Tax Band

G

Viewing Arrangements

Strictly by appointment

Contact Details

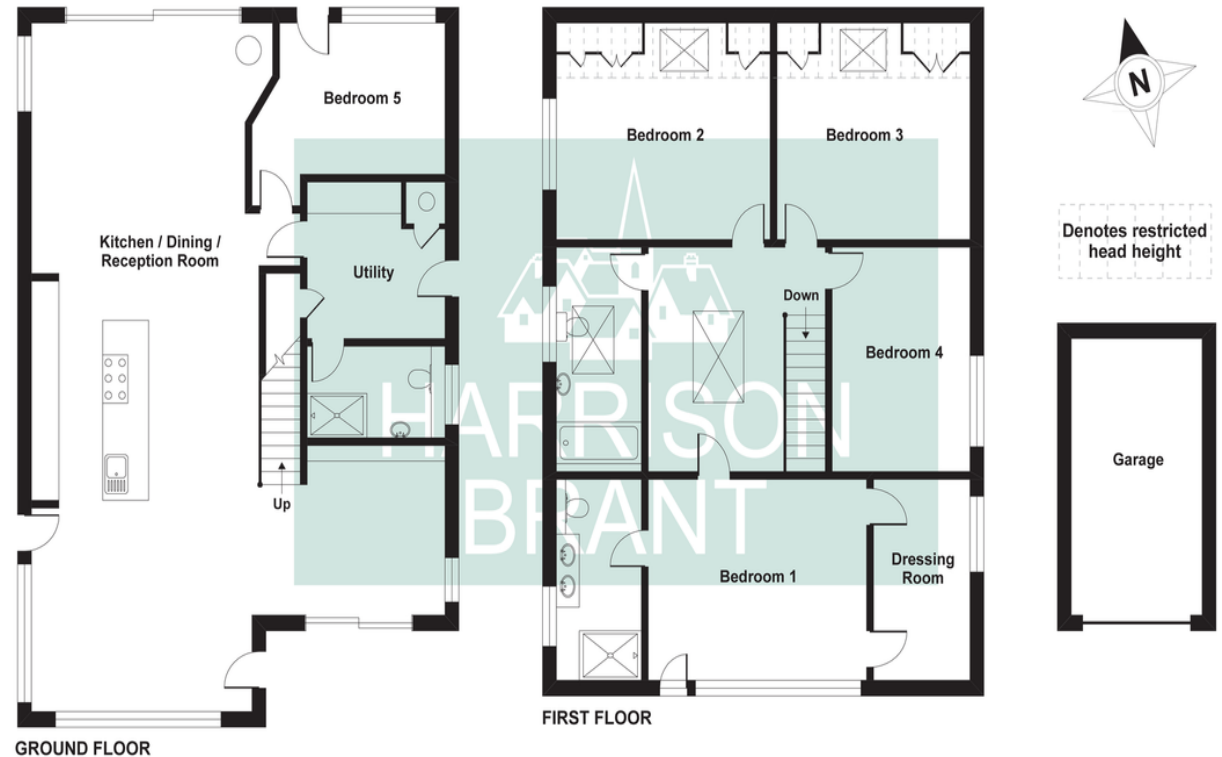
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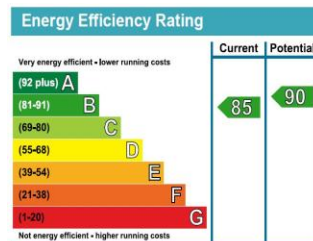
Old Fort Road, Shoreham-by-Sea, BN43

APPROX. GROSS INTERNAL FLOOR AREA 2555 SQ FT 237.3 SQ METRES (EXCLUDES RESTRICTED HEAD HEIGHT & INCLUDES GARAGE)



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or misstatement. These plans are for representation purposes only as defined by RICS Code of Measuring Practice and should be used as such by any prospective purchaser. Specifically no guarantee is given on the total square footage of the property if quoted on this plan. Any figure given is for initial guidance only and should not be relied on as a basis of valuation.

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N.B. Although this property may have the facility of heating and other appliances these were not tested at the time of our inspection.

Items shown in the photographs are not necessarily included in the sale.

VIEWING STRICTLY BY APPOINTMENT THROUGH HARRISON BRANT

VALUATIONS: If you have a property to sell in our area, please ask for a free market valuation.

Whilst we endeavour to make our sales particulars accurate and reliable, should there be any detail which is particularly important to you, please contact our office and we will verify the information given.

