



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

WB
WARWICK BAKER
ESTATE AGENT

SALE
3 401144



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Offers In Excess Of £1,000,000

SOLD - WARWICK BAKER ESTATE AGENTS !!

SIMILAR PROPERTY URGENTLY REQUIRED

CALL FOR A VALUATION ON YOUR PROPERTY 01273 461144

*** OFFERS IN EXCESS OF £1,000,000 ***

- OLD FORT ROAD
- 18FT LIVING ROOM
- NO CHAIN
- DETACHED HOUSE
- SUN ROOM & CONSERVATORY
- CALL TO VIEW 01273 461144
- BACKING THE BEACH
- SOUTHERLY ASPECT BALCONY
- 4 DOUBLE BEDROOMS
- STUNNING VIEWS

ENTRANCE PORCH

Double glazed door to front, double glazed windows, door to

ENTRANCE HALL

11'05 10'11 (3.48m 3.33m)

Doors giving access to Living Room, Kitchen, Utility, downstairs W.C, spiral staircase to First Floor Landing, Parquet flooring, storage cupboard.

W.C

Double glazed front aspect obscure glass window, low level W.C, wash hand basin.

LIVING ROOM

18'02 x 13'10 (5.54m x 4.22m)

Parquet flooring, door to inner hallway, opening to

DINING AREA

9'06 x 9'03 (2.90m x 2.82m)

Continuation of Parquet flooring, double glazed side aspect window, opening to Sun Room and Kitchen

KITCHEN

13'10 x 12'06 (4.22m x 3.81m)

Range of wall and base level units with breakfast bar area, inset as hob with extractor over, eye level double oven, space for appliances, double glazed side aspect window.

SUN ROOM

23'03 x 7'02 (7.09m x 2.18m)

Double glazed Southerly aspect windows with views of the rear garden and Shoreham Beach,

CONSERVATORY

7'10 x 7'06 (2.39m x 2.29m)

Part brick built, double glazed Southerly aspect windows with views of the rear garden and Shoreham Beach,

INNER HALLWAY

Doors giving access to Bedrooms 3 & 4, and Bathroom.

BEDROOM 3

16'11 x 12'02 (5.16m x 3.71m)

Double glazed patio doors leading out onto the rear garden with a Southerly aspect and views of Shoreham Beach, double glazed side aspect window.

BEDROOM 4

12'04 x 11'10 (3.76m x 3.61m)

Double glazed front aspect window, built in double wardrobes.

BATHROOM

Matching white suite, comprising, roll top claw foot bath, pedestal wash hand basin, low level W.C, double glazed obscure glass side aspect window..

UTILITY ROOM

Base level units with work surfaces over, inset sink unit, door to Workshop, door to Garage.

FIRST FLOOR LANDING

12'09 x 11'04 (3.89m x 3.45m)

Double glazed front aspect windows with views, doors giving access to Bedrooms 1, doorway to inner hall and Study Area, eaves storage, Shower Room.

BEDROOM 1

15'10 x 13'11 (4.83m x 4.24m)

Double glazed sliding patio doors with a Southerly aspect and stunning views, leading out onto the Balcony, built in double wardrobes.

SHOWER ROOM

Shower cubicle, low level W.C, wash hand basin, door to eaves storage.

STUDY AREA

Velux window, doors to Bedroom 2 and Shower Room.

BEDROOM 2

16'02 x 13'02 (4.93m x 4.01m)

Double glazed front aspect window, Velux window.

SHOWER ROOM

Matching suite, corner shower cubicle, pedestal wash hand basin, low level W.C, double glazed obscure glass rear aspect window.

OUTSIDE

GARAGE

16'11 x 16'2 (5.16m x 4.93m)

Electric roller door, power, light, double glazed high level side aspect windows.

WORKSHOP

Accessed via the Utility, Storage units, loft access, Double glazed door to rear leading out onto the rear garden.

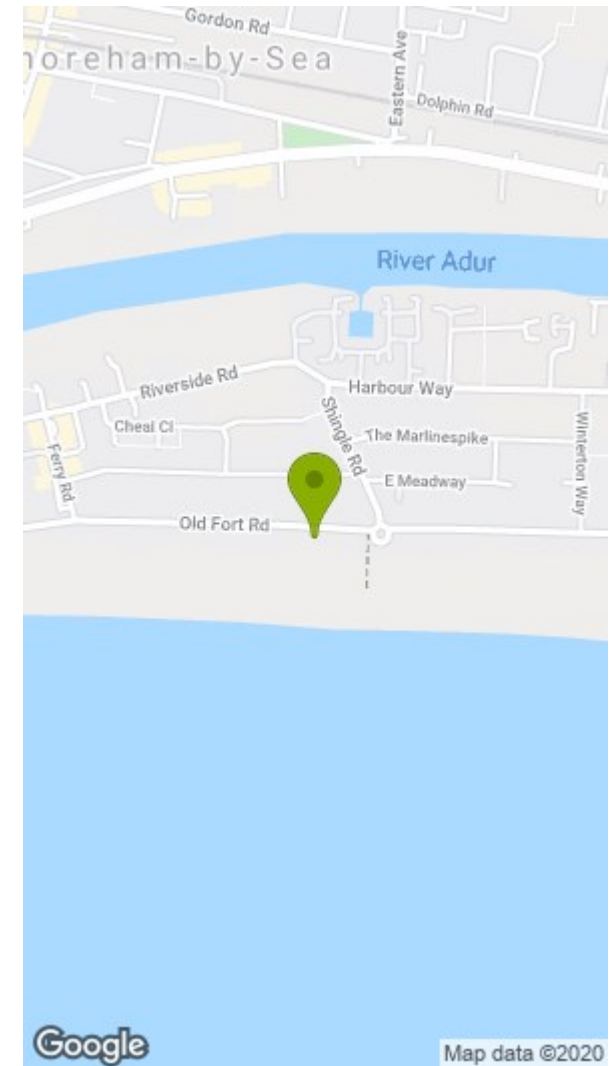
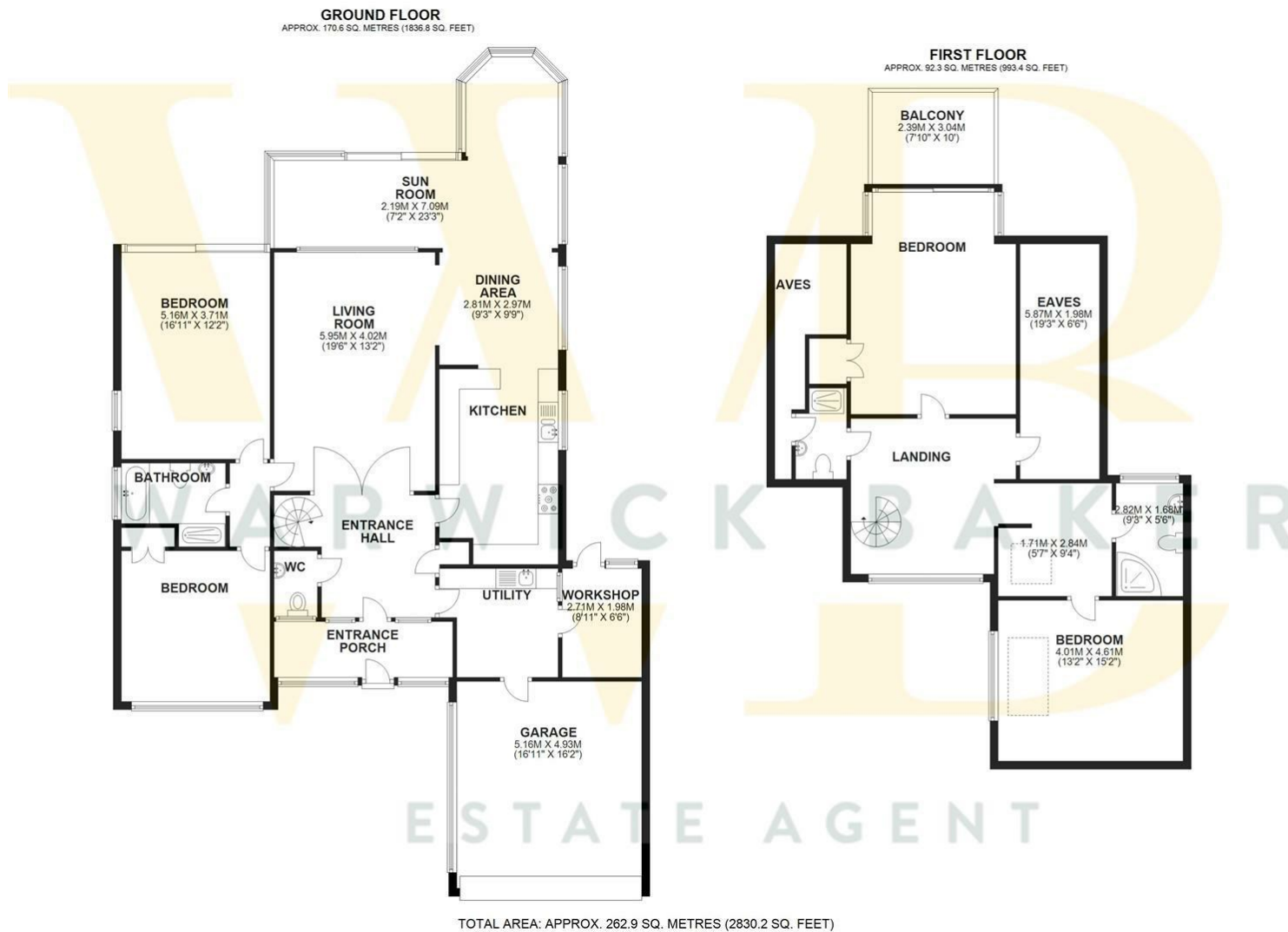
FRONT GARDEN

Driveway providing off road parking for numerous vehicles, area of pea shingle with mature shrubs, gated side access.

REAR GARDEN

Southerly aspect, laid to pea shingle with mature shrubs, paved areas, area of lawn and gates leading directly onto Shoreham Beach.





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