



114 Old Fort Road | | Shoreham-By-Sea | BN43 5HB





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Offers In Excess Of £1,000,000

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WARWICK BAKER ESTATE AGENTS ARE DELIGHTED TO OFFER THIS RARELY AVAILABLE DETACHED FAMILY HOME SITUATED ON THE MUCH SOUGHT-AFTER FORESHORE, OLD FORT ROAD OF SHOREHAM BEACH. THE PROPERTY HAS AMAZING VIEWS ACROSS THE ENGLISH CHANNEL, ALONG THE COAST TO BRIGHTON AND WORTHING. THE PROPERTY BENEFITS FROM A CONSERVATORY ACROSS THE REAR OF THE HOUSE WITH STUNNING VIEWS, A 26FT LIVING ROOM WITH VIEWS, SEPARATE DINING ROOM, LARGE KITCHEN BREAKFAST ROOM, DOWNSTAIRS SHOWER ROOM, LARGE ENTRANCE HALL, UTILITY ROOM AND GARDEN ROOM ON THE GROUND FLOOR. ON THE FIRST FLOOR IS A 24FT BALCONY WITH AMAZING VIEWS OF SHOREHAM BEACH AND THE ENGLISH CHANNEL, THERE ARE THREE DOUBLE BEDROOMS ALL WILL STUNNING SOUTHERLY ASPECT VIEWS ACROSS SHOREHAM BEACH, A FURTHER FOURTH BEDROOM, FAMILY BATHROOM AND SEPARATE WC.

- OLD FORT ROAD
- 26FT LIVING ROOM
- CONSERVATORY
- BACKING ONTO THE BEACH
- 24FT FIRST FLOOR BALCONY
- NO CHAIN
- DETACHED HOUSE
- STUNNING VIEWS
- FOUR BEDROOMS
- DOUBLE GARAGE

ENTRANCE PORCH

Double glazed door to side, door to Utility Room, full height front aspect windows and door to

ENTRANCE HALL

12'10 x 11'09 (3.91m x 3.58m)

Door to front, full height front aspect windows, stairs turning and rising to the first floor, doors giving access to Living Room, Dining Room, Kitchen Breakfast Room and downstairs Shower Room, large under stairs cupboard and cloakroom.

LIVING ROOM

26' x 17'08 (7.92m x 5.38m)

Southerly aspect, full height double glazed windows with views over looking the rear gardens and Shoreham Beach, feature fire place, sliding doors to the Conservatory, double glazed patio doors leading out onto the rear gardens.

DINING ROOM

15' x 9'07 (4.57m x 2.92m)

Side aspect window, wooden double doors

CONSERVATORY

19'02 x 13'03 (5.84m x 4.04m)

Double glazed with windows to the side and rear with stunning views of the Shoreham Beach, sliding doors leading out onto the rear garden.

KITCHEN BREAKFAST ROOM

14' x 11' (4.27m x 3.35m)

Extensive range of wall and base level units, work surfaces over, inset hob and extractor over, inset sink and drainer unit, eye level double oven, space for appliances, large breakfast area, front and side aspect windows, door to Living Room, and glazed door to

UTILITY

16' x 6' (4.88m x 1.83m)

Range of wall and base level units, sink with double drainer, space for appliances, door to the Garden Room and door leading back into the Entrance Hall.

SHOWER ROOM

Large walk in corner shower, vanity unit with inset wash hand basin, low level W.C, side aspect window.

FIRST FLOOR LANDING

Double glazed front aspect window with views of Shoreham and the South Downs, doors giving access to all rooms, large storage cupboard, loft access with easy access fitted ladder..

MASTER BEDROOM

19' x 18' (5.79m x 5.49m)

Southerly aspect double glazed full height windows with stunning views of Shoreham Beach and the English Channel, range of fitted wardrobes, double glazed patio doors to

BALCONY

24'08 x 7'08 (7.52m x 2.34m)

First floor Balcony with amazing views of the English Channel, Easterly views across to Brighton and Westerly to Worthing, laid to decking.

BEDROOM 2

19' x 10' (5.79m x 3.05m)

Southerly aspect double glazed full height windows with stunning views of Shoreham Beach and the English Channel, door to

EN SUITE

Matching suite, panel enclose bath, vanity unit with inset wash hand basin, low level W.C, side aspect obscure glass window.

BEDROOM 3

19' x 9 (5.79m x 2.74m)

Southerly aspect double glazed full height windows with stunning views of Shoreham Beach and the English Channel, fitted wardrobes.

BEDROOM 4

11'04 x 7'09 (3.45m x 2.36m)

Double glazed front aspect window, fitted wardrobes.

FAMILY BATHROOM

Matching suite, sunken bath, vanity unit with inset wash hand basin, low level W.C, side aspect obscure glass window, large airing cupboard.

W.C

Low level W.C, side aspect obscure glass window

OUTSIDE

FRONT GARDEN

Predominantly laid to lawn with mature shrub boarders, large driveway providing off road parking for numerous cars, gated side access, Double Garage and attached large brick built store.

DOUBLE GARAGE

Attached brick build Double Garage with metal up and over door, power and light.

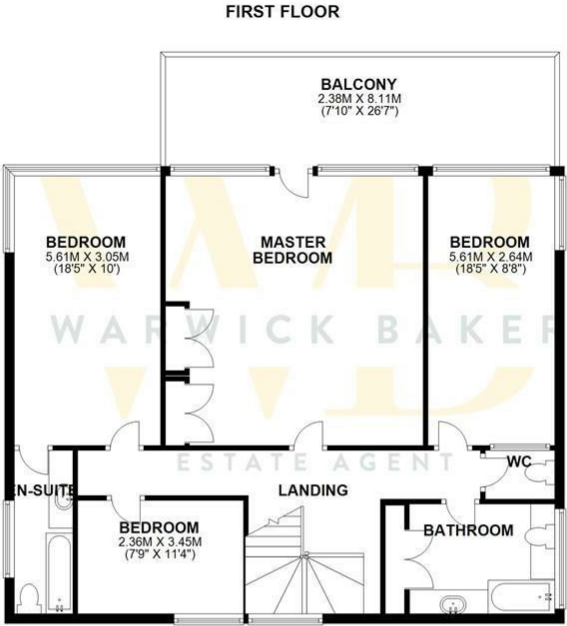
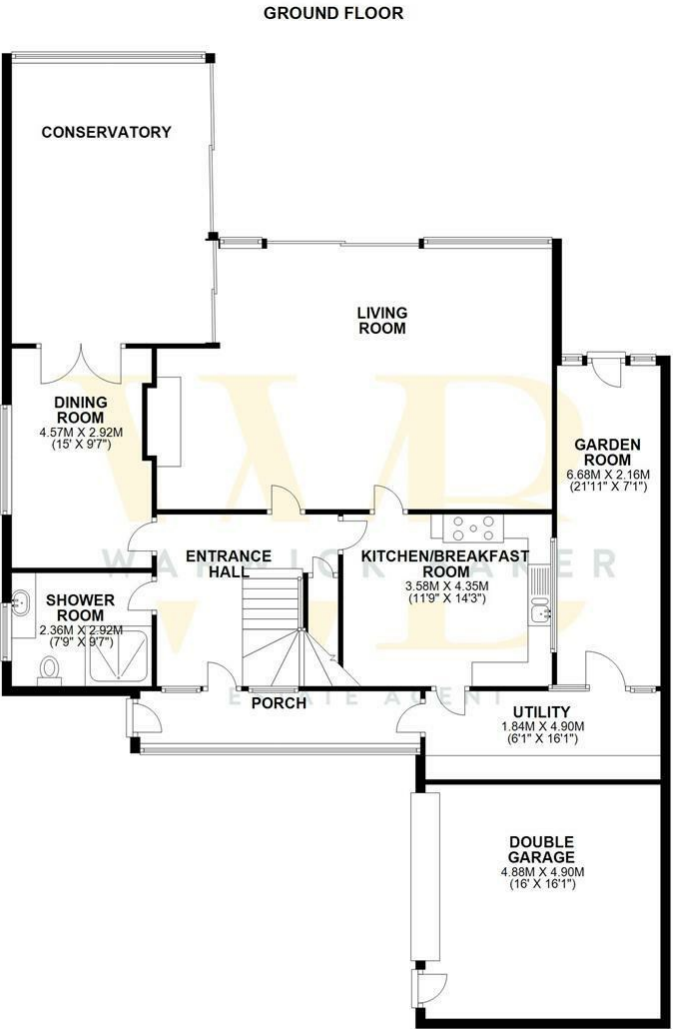
GARDEN ROOM

Extensive range of wall and base level units, glazed door to Utility Room, double glazed rear aspect window, double glazed door to

REAR GARDEN

Landscaped with areas of patio and lawn, raised flower beds and two ponds, gated side access, gate giving access to the beach.





TOTAL AREA: APPROX. 278.4 SQ. METRES (2996.6 SQ. FEET)



Energy Efficiency Rating		
	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		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ emissions		
England & Wales	EU Directive 2002/91/EC	