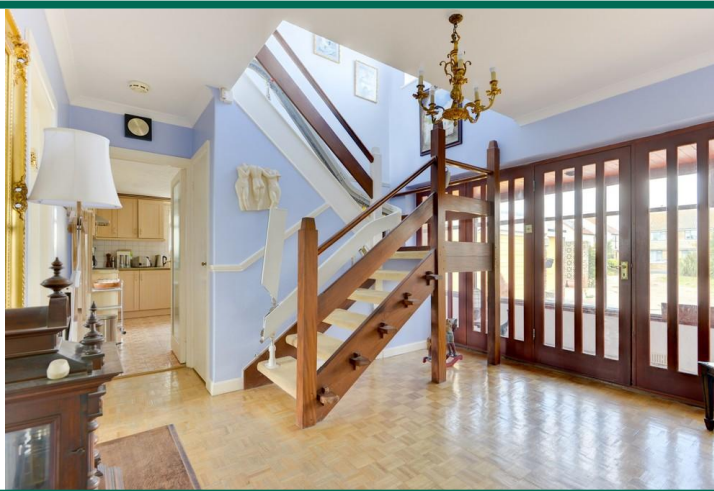




114 Old Fort Road | Shoreham-by-Sea | BN43 5HB Offers Over £1,000,000

Harrison Brant are delighted to offer this rare opportunity to acquire this 4 bedroom detached family house which backs directly onto Shoreham Beach and benefits from panoramic views of the sea towards both Brighton and Worthing Piers and a southerly facing rear garden and 23' balcony. Other features and accommodation include; 2 reception rooms, conservatory, kitchen/breakfast room, utility room, ground floor shower room.WC, family bathroom/W.C and an en-suite shower room/W.C. Externally there is a wealth of off road parking and a double garage. Situated on the sought after foreshore, the property is approximately 0.9 of a mile from the Adur Ferry Footbridge which provides direct access to Shoreham town centre. Internal inspection comes highly recommended.

- 4 Bedrooms
- Detached Family House
- Backing Directly onto Foreshore
- Panoramic Sea Views
- No Onward Chain
- 2 Reception Rooms
- Conservatory
- 3 Bathrooms
- Southerly Rear Garden & Balcony
- Double Garage & Off Road Parking



Property Description

UPVC DOUBLE GLAZED FRONT DOOR

Leading to;-

STORM PORCH

With double glazed windows to front. Tiled flooring.

Front door leading to;-

ENTRANCE HALL

Central heating radiator, wood block flooring, wall mounted Honeywell central heating thermostat. Built in double cupboard, cloaks cupboard housing hanging rail and shelving. Coved ceiling, stairs giving access to first floor. Door to;-

LOUNGE

25' 11" x 17' 7" (7.9m x 5.36m) Three central heating radiators, TV point and telephone point (subject to service providers regulations). Smooth finish walls and ceiling, coved ceiling. Fireplace with inset coal effect gas fire, tiled inserts, wooden surround and mantle. Two built in double cupboards built into either side of chimney breast. Southerly facing double glazed window to rear overlooking rear garden and boasting panoramic sea views. Southerly facing double glazed sliding door giving access to rear garden and boasting panoramic sea views. Further double glazed sliding door to side giving access to conservatory.

DINING ROOM

15' 0" x 9' 7" (4.57m x 2.92m) Central heating radiator, continuation of wood block flooring from entrance hall. Smooth finish walls, coved ceiling. Double glazed window to side, French doors leading to;-

CONSERVATORY

18' 11" x 12' 4" (5.77m x 3.76m) With pitched glass roof, tiled flooring. Southerly facing uPVC double glazed windows to rear overlooking rear garden and boasting panoramic sea views. Further uPVC double glazed window to side, uPVC double glazed sliding door giving access to rear garden.

KITCHEN

13' 11" x 11' 0" (4.24m x 3.35m) Comprising a range of wall, base and drawer units with roll edge working surfaces over. Inset 1 1/2 bowl sink unit with mixer tap, inset four burner Neff electric hob with stainless steel cooker hood over. Fitted eye level Bosch electric oven and Neff microwave. Integrated fridge, integrated dishwasher. Part tiled walls, tiled flooring. Central heating radiator. Built in seating area. Coved ceiling. Double glazed windows to front and side. Door giving access to;-

UTILITY ROOM

A range of wall and base units with working surfaces over. Inset stainless steel single drainer sink unit with mixer tap. Space for upright fridge/freezer, space for further appliances. Part tiled walls, tiled flooring. Wall mounted gas boiler. Door giving access to entrance porch. Window to side. Door to;-

LEAN-TO

21' 11" x 7' 1" (6.68m x 2.16m) With polycarbonate roof. Range of walls and base units with working surfaces over. Space for appliances. Double glazed door providing access to rear garden.

GROUND FLOOR SHOWER ROOM/W.C

Tiled shower cubicle with thermostatically controlled shower unit. Double vanity unit with inset wash hand basin. Low level close coupled W.C. Fully tiled walls and floor, central heating radiator. Double glazed window with frosted glass to side.

FIRST FLOOR LANDING

Central heating radiator, dado rail, coved ceiling. Built in shelved storage cupboard. Hatch to loft space (there is a fitted loft ladder). Double glazed window to front. Door to;-

BEDROOM 1

18' 3" x 17' 8" (max) (5.56m x 5.38m) Central heating radiator, coved ceiling. Range of built in wardrobes with hanging rail and shelves. Dado rail. Southerly facing double glazed windows to rear overlooking rear garden and boasting panoramic sea views . Double glazed doors providing access to;-

SOUTHERLY FACING BALCONY

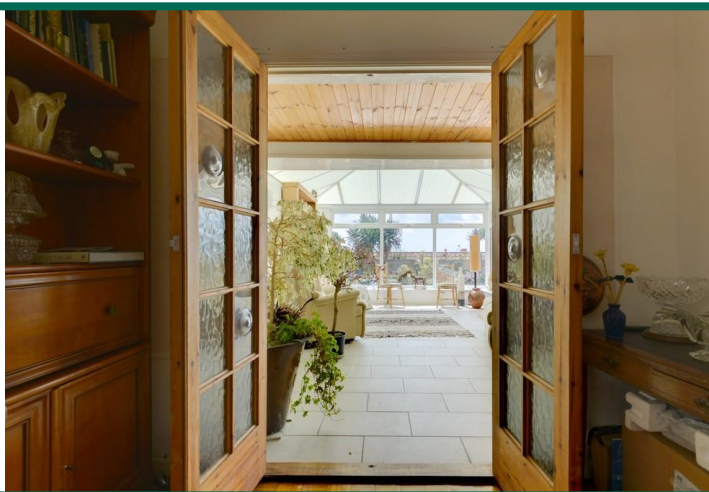
23' 10" x 7' 7" (7.26m x 2.31m) Decked balcony with contemporary glass balustrade being southerly facing and boasting panoramic sea views towards both Brighton and Worthing piers.

BEDROOM 2

18' 4" x 9' 8" (5.59m x 2.95m) Central heating radiator, coved ceiling. Southerly facing double glazed window to rear overlooking rear garden and boasting panoramic sea views towards Brighton pier. Further double glazed window to side. Door leading to;-

EN-SUITE BATHROOM/W.C

Comprising panelled bath with hand grips and mixer tap. Vanity unit with inset wash hand basin and mixer tap. Further built in storage cupboards. Low level push button W.C. Central heating radiator. Part tiled walls. Double glazed window with frosted glass to side.





BEDROOM 3

17' 10" x 9' 0" (5.44m x 2.74m) Central heating radiator, coved ceiling. Built in double wardrobe with hanging rail and shelf, further cupboards above. Southerly facing double glazed window to rear overlooking rear garden and boasting panoramic sea views. Further uPVC double glazed window to side boasting panoramic sea views towards Worthing pier.

BEDROOM 4

11' 4" x 7' 9" (3.45m x 2.36m) Central heating radiator, coved ceiling. Built in double wardrobe with shelves and sliding doors. Double glazed window to front.

FAMILY BATHROOM/W.C

Comprising panelled with hand grips and mixer tap, folding shower screen over. Vanity unit with inset washing hand basin and mixer tap. Low level W.C. with concealed cistern. Central heating radiator, fully tiled walls. Airing cupboard housing hot water cylinder and slatted shelves. Double glazed window with frosted glass to side.

SEPARATE W.C

Low level close coupled W.C. Wall mounted wash hand basin. Double glazed window with frosted glass to side.

OUTSIDE

FRONT GARDEN

Large front garden with mature flower, shrub and tree borders. Large paved private driveway providing off road parking for a number of vehicles and access to garage.

DOUBLE GARAGE

Attached brick built double garage with power and lighting. Attached storage room with separate entrance.

REAR GARDEN

39' 0" (Approx.) x 30' 0" (max. Approx.) (11.89m x 9.14m) A lovely southerly facing paved and lawned rear garden with shrub and tree borders. 2 Feature ponds. Gate providing direct access to the foreshore. Further gate to side providing access to front of property



Tenure

Freehold

Council Tax Band

G

Viewing Arrangements

Strictly by appointment

Contact Details

6 Brunswick Road

Shoreham-By-Sea

West Sussex

BN43 5WB

www.harrisonbrant.co.uk

01273 464642



Ground Floor



First Floor

Whilst every attempt has been made to ensure the accuracy of this floor plan, all measurements are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustration purposes only and may not be representative of the property. Plan not to scale. Specifically no guarantee is given on the total square footage of the property if shown on this plan. Any figure given is for initial guidance only and should not be relied on as a basis of valuation.

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.

