



153 Old Fort Road | | Shoreham By Sea | BN43 5HL





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Offers In Excess Of £750,000

*** O.I.E.O £750,000 ***

Warwick Baker Estate Agents are delighted to offer this rarely available detached house, with glimpses upstairs of the English Channel. The house benefits from entrance hall, 3 double bedrooms, dressing room/bedroom 4 on the first floor, south facing triple aspect lounge, double aspect sun lounge, modern kitchen/breakfast/dining room, utility room, ground floor cloak room, modern family bathroom, separate shower room, private driveway, integral garage and 55' lawned rear garden. Internal viewing highly recommended by the vendors sole agent. Vendor suited.

CALL NOW TO VIEW - 01273 461144

- SUN ROOM + ENTRANCE HALL
- SEA VIEWS
- 55' REAR GARDEN + GARDEN STUDIO
- 3 BEDROOMS
- KITCHEN/DINING ROOM + UTILITY ROOM
- INTEGRAL GARAGE
- DRESSING ROOM/BEDROOM 4
- FULLY TILED BATHROOM
- TRIPLE ASPECT LOUNGE
- SEPARATE SHOWER ROOM

Part double glazed front door leading to:

SUN ROOM

11'5 x 9' (3.48m x 2.74m)

Double glazed windows to the front having a favoured southerly aspect, double glazed windows to the side having a westerly aspect, low level double panelled radiator, 'Kamdean' flooring.

Twin part glazed doors off sun room to:

ENTRANCE HALL

10'4 x 9' (3.15m x 2.74m)

Double glazed window to the side having a westerly aspect, wood block flooring, double panelled radiator.

Door off entrance hall to:

DOWNSTAIRS CLOAKROOM

Part wood panelling to dado height, wall mounted wash hand basin with contemporary style mixer tap, tiled splash back, low level wc, double glazed window to the rear, wood effect flooring.

Door off entrance hall to:

LIVING ROOM

18'3 x 12'3 (5.56m x 3.73m)

Double glazed windows to the front having a favoured southerly aspect, double glazed windows to the side having an easterly aspect, feature wooden fireplace surround and mantle, cast iron cradle, marble insert, marble hearth, double panelled radiator, featured recessed arch, twin part glazed doors giving access to the sun room, wood block flooring.

Door off entrance hall to:

DINING ROOM

16' x 9'8 (4.88m x 2.95m)

Solid wood work top with slow closing drawers under, larger style storage cupboard to the side housing 'Worcester' gas fired condensing boiler, double panelled radiator, 'Kamdean' flooring.

Door off dining room to:

UTILITY ROOM

Comprising granite effect rolled edge work top with space and

plumbing for washing machine under, space for tumble dryer to the side, space for fridge to the side, complimented by wall units over, vinyl flooring.

Door off utility room to:

INTEGRAL GARAGE

15'3 x 8'6 (4.65m x 2.59m)

Up and over door, high level electric trip switches, high level gas meter, power and lighting.

Square opening off dining room to:

KITCHEN

14'2 x 12'5 (4.32m x 3.78m)

Comprising composite sink unit with filtered mixer tap, boiling hot water tap to the side, inset into solid wood work top, tinted glass back splash, with drawers and cupboard under built in integrated 'Bloomberg' dishwasher to the side, built in 'Bloomberg' American style fridge/freezer to the side, built in 'AEG' double electric oven with storage cupboards under and over, built in kick plate electric heater, adjacent matching solid wood work top, tinted glass back splash, with matching range of drawers and cupboards under, built in kick plate electric heater, larger style storage cupboard to the side, central breakfast bar with matching solid wood work top, with inset 'AEG' induction hob, 'CDA' Touch Control Downdraft Extractor, range of matching storage cupboards to both sides, soft close pull out waste bin, 'Kamdean' flooring with under floor heating, double glazed windows to both sides, range of double glazed bi-fold doors to the rear, canopied skylight, downlighting.

Turning staircase up from entrance hall with banister to:

LANDING

Double glazed window to the side having a westerly aspect, access to loft storage space.

Door off landing to:

MASTER BEDROOM

18'9 x 12'4 (5.72m x 3.76m)

Double glazed windows to the front having a favoured southerly aspect with glimpses of The English Channel, single panel radiator, two built in double doored wardrobes with hanging and shelving space, exposed wood flooring, double panelled

radiator, floor to ceiling double glazed window and double glazed door to the side having a westerly aspect giving access to:

BALCONY

11'1 x 9' (3.38m x 2.74m)

Having a favoured southerly aspect with glimpses of The English Channel, enclosed by steel and glass balustrade.

Door off master bedroom to:

DRESSING ROOM/BEDROOM 4

10'2 x 8'6 (3.10m x 2.59m)

Double glazed windows to the front having a favoured southerly aspect with glimpses of The English Channel, laminate wood flooring.

Door off landing to:

BEDROOM 2

15'1 x 8'9 (4.60m x 2.67m)

Double glazed windows to the rear with views of The South Downs, two built in double louvered door wardrobes with hanging and shelving space, double louvered doored storage cupboards over, exposed wood flooring, double panelled radiator, wood panelled ceiling.

Door off landing to:

BEDROOM 3

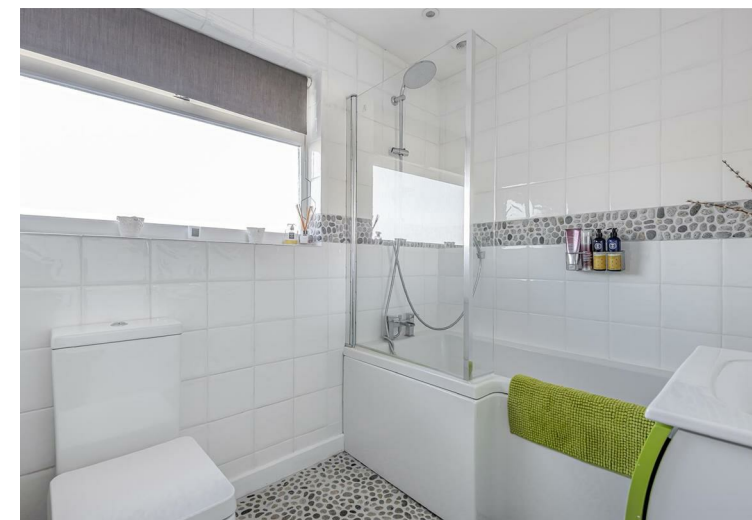
11'1 x 9' (3.38m x 2.74m)

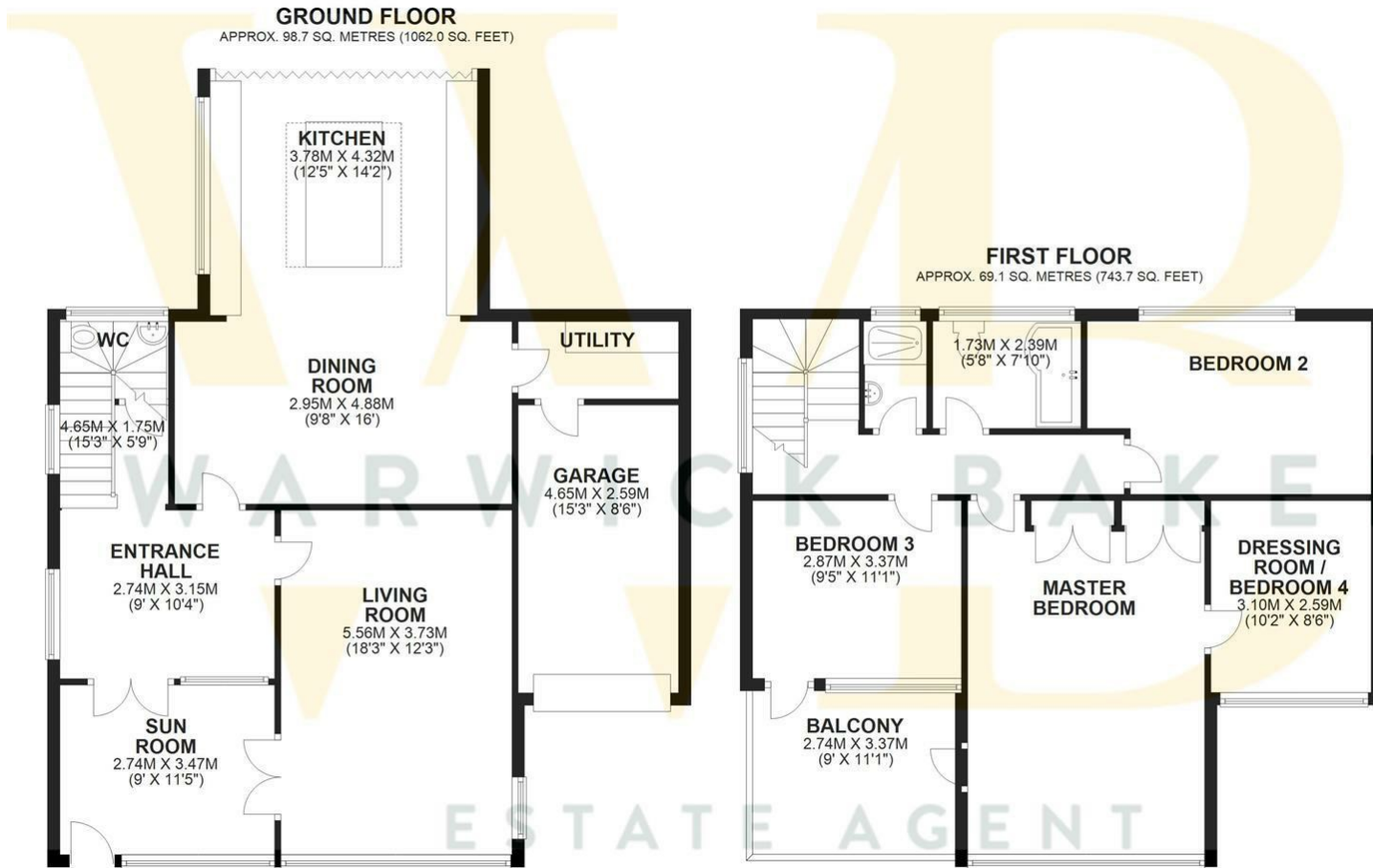
Double glazed window and patio door to the front having a favoured southerly aspect with glimpses of The English Channel, single panel radiator, range of built in bedroom furniture comprising, single wardrobe, two high level storage cupboards, display shelving with downlighting, exposed wood flooring.

Door off landing to bathroom:

BATHROOM

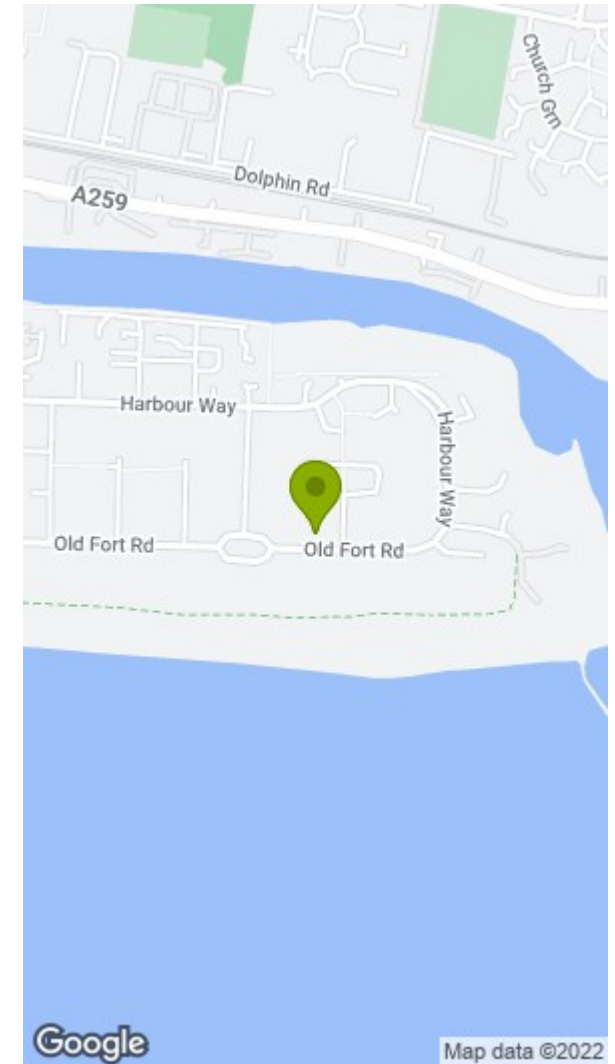
Being fully tiled, comprising 'P' shaped panelled bath, with mixer tap and separate shower attachment, rainfall style shower head, glass shower screen, wall mounted wash hand basin with contemporary style mixer tap, low level wc, frosted double glazed windows, heated hand towel rail, pebble flooring, high





TOTAL AREA: APPROX. 167.8 SQ. METRES (1805.7 SQ. FEET)

153 OLD FORT ROAD, SHOREHAM



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
	78		82
	43		51
England & Wales <small>EU Directive 2002/91/EC</small>		England & Wales <small>EU Directive 2002/91/EC</small>	