



91 Old Fort Road | | Shoreham-By-Sea | BN43 5HA

WB
WARWICK BAKER
ESTATE AGENT

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Offers In The Region Of £550,000

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WARWICK BAKER ESTATE AGENTS ARE THRILLED TO PRESENT THIS EXCEPTIONAL DETACHED BUNGALOW, RARELY AVAILABLE AND BRIMMING WITH POTENTIAL. WHILE IT REQUIRES SOME UPDATING, ITS PRIME LOCATION OPPOSITE THE FORESHORE AND A SHORT WALK TO THE FOOTBRIDGE AND MAINLINE RAILWAY STATION (REACHING LONDON VICTORIA IN JUST 80 MINUTES) MAKES IT TRULY DESIRABLE. PLEASE NOTE THIS IS A NON-STANDARD CONSTRUCTION PROPERTY, SO IF FINANCING IS NEEDED, BE SURE TO CONSULT WITH YOUR LENDER. THE BUNGALOW FEATURES A SPACIOUS 35' HALLWAY, A BRIGHT 16' SUN ROOM, A 20' TRIPLE ASPECT LOUNGE, FOUR GENEROUS DOUBLE BEDROOMS, A 13' KITCHEN, A BATHROOM, AND A SHOWER ROOM. ENJOY GARDENS SURROUNDING THE PROPERTY, ALONG WITH A PRIVATE DRIVEWAY AND GARAGE. INTERNAL VIEWING IS STRONGLY RECOMMENDED BY THE VENDORS' SOLE AGENT.

- IN NEED OF UPDATING
- BATHROOM
- 12' GARAGE
- FOUR DOUBLE BEDROOMS
- SHOWER ROOM
- NO UPWARD CHAIN
- 20' TRIPLE ASPECT LOUNGE
- GARDENS TO FOUR SIDES
- 13' KITCHEN + UTILITY ROOM
- OFF ROAD PARKING

Double glazed front door leading to:

SUN ROOM

16'1" x 8'2" (4.92 x 2.51)

Having a triple aspect, double glazed windows to the front having a favoured southerly aspect, double glazed windows to both sides, exposed wood floor boards.

Original part glazed doors off sun room to:

LOUNGE

20'3" x 16'1" (6.18 x 4.92)

Having a triple aspect, original wood framed windows to the front having a favoured southerly aspect, secondary glazed windows to the side having an easterly aspect, secondary glazed windows to the side having a westerly aspect, single panel radiator, double panelled radiator, feature brick fireplace with hearth.

Frosted Georgian style glazed door off lounge to:

HALLWAY

35'0" in length (10.67 in length)

Part pine panelled walls, single panel radiator, double louvred doored storage cupboard with hanging rail, double e louvred doored storage cupboard with shelving.

Sliding door off hallway to:

KITCHEN

13'8" x 8'9" (4.17 x 2.68)

Comprising stainless steel sink unit with mixer tap, storage cupboard under, work top to the side with range of drawers and cupboard under, wood panelling over, complemented by matching wall units over, larder style storage cupboard to the side, original fireplace surround with inset gas boiler, door giving access to airing cupboard to the side housing hot water cylinder, cupboard with slatted shelving below, windows to the side having an easterly aspect.

Archway off kitchen to:

UTILITY AREA

Cloaks hanging area.

Original part glazed wood panelled door off hallway to:

BEDROOM 1

18'11" x 11'4" (5.78 x 3.47)

Having a dual aspect, secondary glazed window to the rear, windows to the side having a westerly aspect, single panel radiator.

Original part glazed wood panelled door off hallway to:

BEDROOM 2

13'6" x 8'3" (4.12 x 2.53)

Having a dual aspect, secondary glazed window to the rear, window to the side having a westerly aspect, single panel radiator.

Original part glazed wood panelled door off hallway to:

BEDROOM 3

12'5" x 8'3" (3.80 x 2.52)

Window to the side having a westerly aspect, single panel radiator.

Original part glazed wood panelled door off hallway to:

BEDROOM 4

14'3" x 8'3" (4.36 x 2.52)

Window to the side having a westerly aspect, double panelled radiator.

Original part frosted glazed wood panelled door off hallway to:

BATHROOM

Being part tiled, comprising wood panelled bath with hot and cold taps, vanity unit with inset wash hand basin with hot and cold taps, double louvred doored storage cupboard under, low level wc, single panel radiator, frosted glazed window.

Original part frosted glazed wood panelled door off hallway to:

SHOWER ROOM

Being part pine wood panelled, comprising vanity unit with inset wash hand basin with hot and cold taps, double doored storage cupboard under, low level wc, single panel radiator, frosted glazed window, step in fully tiled shower cubicle with wall mounted 'MIRA' shower unit with separate shower attachment, twin sliding shower doors, pine wood panelled ceiling, spot lighting.

FRONT

39'0" x 35'11" (11.89 x 10.97)

Laid to lawn, pathway to the front door, pathway to the side garden, private driveway to:

GARAGE

12'11" x 6'5" (3.94 x 1.96)

With up and over door.

SIDE COURTYARD GARDEN

41'11" x 12'11" (12.80 x 3.96)

Having a westerly aspect with raised flower bed, enclosed by fencing.

REAR GARDEN

39'0" x 12'11" (11.89 x 3.96)

Enclosed by fencing to three sides.



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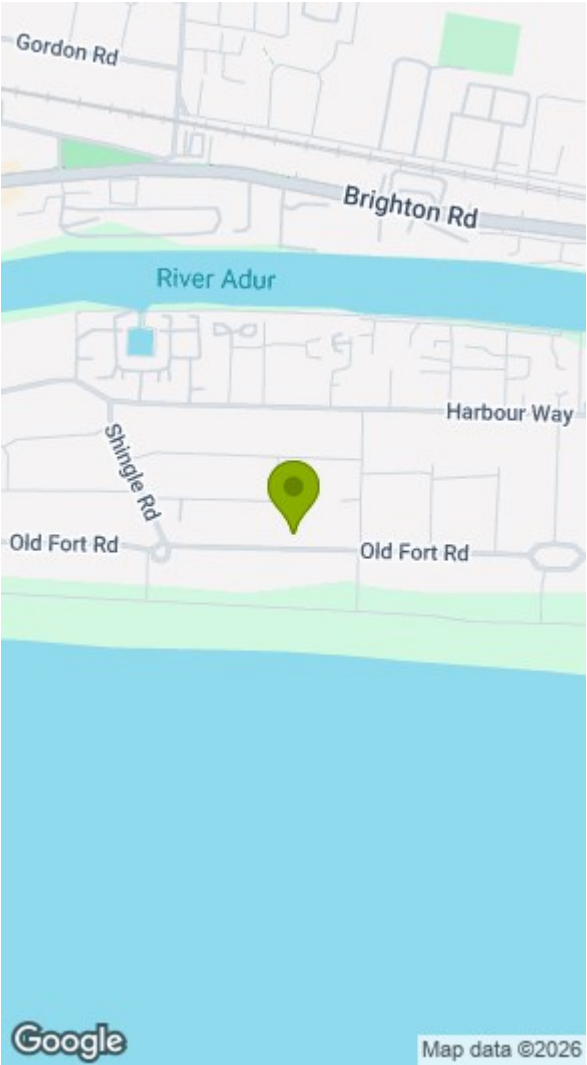
Approximate Area = 1429 sq ft / 132.7 sq m
Garage = 80 sq ft / 7.4 sq m
Total = 1509 sq ft / 140.1 sq m
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). ©richcom 2026. Produced for Warwick Baker Estate Agent Ltd. REF: 1495450

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	