



Old Fort Road | Shoreham by Sea | BN43 5HL  
Guide Price **£875,000**

**JS**  
*Signature*  
jacobs Steel





We are delighted to offer for sale this unique opportunity to acquire this individual three bedroom detached house situated in this charming cul-se-sac location, Shoreham's historic fort and foreshore are both within a short stroll.

A home of style & sophistication







  
Within A Stone's Throw From The  
Forshore







Property details: Old Fort Road | Shoreham by Sea | BN43 5HL



# Key Features

- Open Plan Spacious Lounge
- Triple Aspect Conservatory
- Studio Room / Office With Power & Lighting
- Open Plan Dining Room
- Off Street Parking For Several Vehicles To North & South Side Of Property
- Open Plan Kitchen Breakfast Room
- Separate Utility Room
- Ground Floor Wc
- En-Suite Shower Room To Master Bedroom
- South Facing Balcony With Sea Glimpses



**3 Bedrooms**



**2 Bathrooms**



**1 Reception Room**



**Versatile Accommodation**

## INTERNAL

SPACIOUS ENTRANCE PORCH Comprising PVCU double glazed door, tiled floor, PVCU double glazed windows, wall mounted light, further PVCU double glazed door leading on to;

SPACIOUS ENTRANCE HALLWAY Comprising radiator with attractive wooden surround, solid engineered oak wood flooring, coving, door to;

SPACIOUS DOUBLE ASPECT OPEN PLAN LOUNGE South & North aspect, comprising PVCU double glazed ceiling to floor window, further PVCU double glazed window, two radiators with attractive wooden surround, feature fireplace having an inset log effect electric fire, coving, engineered oakwood flooring, PVCU double glazed sliding door leading out on conservatory.

SPACIOUS OPEN PLAN DINING ROOM North aspect, comprising two PVCU double glazed windows, engineered oak wood floor, sunken spotlights, coving opening into;

OPEN PLAN KITCHEN BREAKFAST ROOM South aspect, comprising PVCU double glazed window, roll edge laminate work surfaces with cupboards below and matching eye level cupboards, inset four ring electric hob with oven below and extractor fan over, part tiled splashbacks, inset one and half bowl sink unit with mixer tap, wall mounted contemporary ladder style radiator, sunken spotlights, coving, door to;

UTILITY ROOM East aspect, comprising PVCU double glazed obscured glass window, PVCU double glazed door leading out onto side access, matching fitted cupboards with shelving, matching cupboard housing wall mounted combination boiler, space for fridge freezer, tiled floor, sunken spotlights, door to;

GROUND FLOOR WC North aspect, comprising obscured glass PVCU double glazed window, wall hung hand wash basin, low flush WC, tiled floor, part tiled walls

TRIPLE ASPECT CONSERVATORY Comprising polycarbonate roof, laminate floor, radiator, PVCU double double glazed double doors leading out on to rear garden.

FIRST FLOOR LANDING Comprising coving, two wall mounted lights, storage cupboard with hanging rail and shelving, built in seating and shelving.

EN-SUITE BEDROOM ONE South & East aspect with sea glimpses, comprising PVCU double glazed window, PVCU double glazed sliding door leading out onto full width balcony offering pleasant sea glimpses, two PVCU double glazed windows, laminate floor, built in wardrobes with hanging rail, loft hatch access, sunken spotlights, radiator, door to;

EN-SUITE SHOWER ROOM North aspect, comprising obscured glass PVCU double glazed window, fitted shower cubicle being fully tiled with recessed shelving having an integrated shower, hand wash basin with vanity unit below, low flush WC, fully tiled walls, radiator, sunken spotlights, coving.

## INTERNAL Continued.....

FIRST FLOOR LANDING Comprising coving, two wall mounted lights, storage cupboard with hanging rail and shelving, built in seating and shelving.

EN-SUITE BEDROOM ONE South & East aspect with sea glimpses, comprising PVCU double glazed window, PVCU double glazed sliding door leading out onto full width balcony offering pleasant sea glimpses, two PVCU double glazed windows, laminate floor, built in wardrobes with hanging rail, loft hatch access, sunken spotlights, radiator, door to;

EN-SUITE SHOWER ROOM North aspect, comprising obscured glass PVCU double glazed window, fitted shower cubicle being fully tiled with recessed shelving having an integrated shower, hand wash basin with vanity unit below, low flush WC, fully tiled walls, radiator, sunken spotlights, coving.

DOUBLE ASPECT BEDROOM TWO South & West aspect, comprising PVCU double glazed windows, radiator, laminate floor, coving, walk in built in cupboard with hanging rail and shelving.

BEDROOM THREE North aspect benefitting from distant downland views, comprising PVCU double glazed window, coving, laminate floor, built in cupboard with hanging rail and shelving.

## EXTERNAL

FRONT GARDEN Large block paved area offering off street parking for approximately three plus vehicles onto chipstone area, dwarf wall enclosed, three wall mounted lights, gated side access.

REAR GARDEN Large lawned area onto laid chipstone area, stepping up onto raised decked area with raised flower beds, timber built storage shed, gate to rear access - leading to;

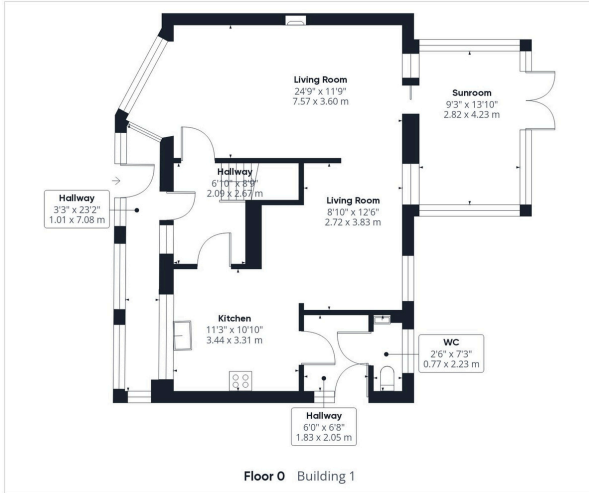
OFF STREET PARKING Laid paving area offering off street parking for approximately two further vehicles.

CONVERTED DOUBLE GARAGE Studio Room comprising PVCU double glazed door, coving, laminate floor, benefitting from power and lighting.

## LOCATION

Situated at the far easterly end of the favoured Old Fort Road allowing immediate access to Shoreham Beach and the Foreshore. There is a footbridge just over a mile away which leads over the River Adur to Shoreham Town Centre which boasts popular bars, cafes, shops and restaurants along with a Health Centre, Library and a Mainline Railway Station.





Approximate total area<sup>(1)</sup>  
 1798.35 ft<sup>2</sup>  
 167.07 m<sup>2</sup>



(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE360



## Property Details:

Floor area (as quoted by EPC: 1356sqft

Tenure: Freehold

Council tax band: F

Whilst we endeavour to make our property particulars accurate and reliable, we have not carried out a detailed survey. If there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information for you, particularly if you are contemplating travelling some distance. Whilst every effort has been made to ensure that any floorplans are correct and drawn as accurately as possible, they are to be used for layout and identification purposes only and are not drawn to scale. The services, where applicable, including electrical equipment and other appliances have not been tested and no warranty can be given that they are in working order, even where described in these particulars. Carpets, curtains, furnishings, gas fires, electrical goods/ fittings or other fixtures, unless expressly mentioned, are not necessarily included with the property.