

WATERSIDE

Old Fort Road, Shoreham-by-Sea

West Sussex, BN43



Beyond your expectations

Six bedroom foreshore home with stunning views

Hamptons International

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Six Bedroom House | Study | Five Bathrooms | Stunning Master Bedroom Suite | Open Plan Living Space | Roof Terraces | Garden | Sea Views

Asking Price £1,899,950 Freehold

Description

This beautiful detached family home is situated on the foreshore of Shoreham Beach, a highly sought after location. The property has been architecturally designed to create up to seven bedrooms, or six with an office. The house benefits from stunning views over Shoreham beach and the sea.

On the ground floor the current owners have five bedrooms and four bathrooms of which three are en-suites. There is also an office, large garage and separate utility room. Four of the rooms have direct beach access.

On the first floor there is a stunning and generously proportioned open plan kitchen/ living room. There is a separate cinema room which can be shut off from the main living area if required. From the main living area there are sliding doors that lead out onto a large decked terrace with incredible views over the beach and sea. From here there is also an added benefit of access down to the garden which incorporates an outdoor Jacuzzi.

The master suite has been created on the second floor with breath-taking views of the sea and its own roof terrace.

Outside

To the front of the house there is a mature garden with a bespoke greenhouse/orangery and off road parking for

a number of cars. There is planning permission approved for an additional garage extension (details can be provided in further detail)

Location

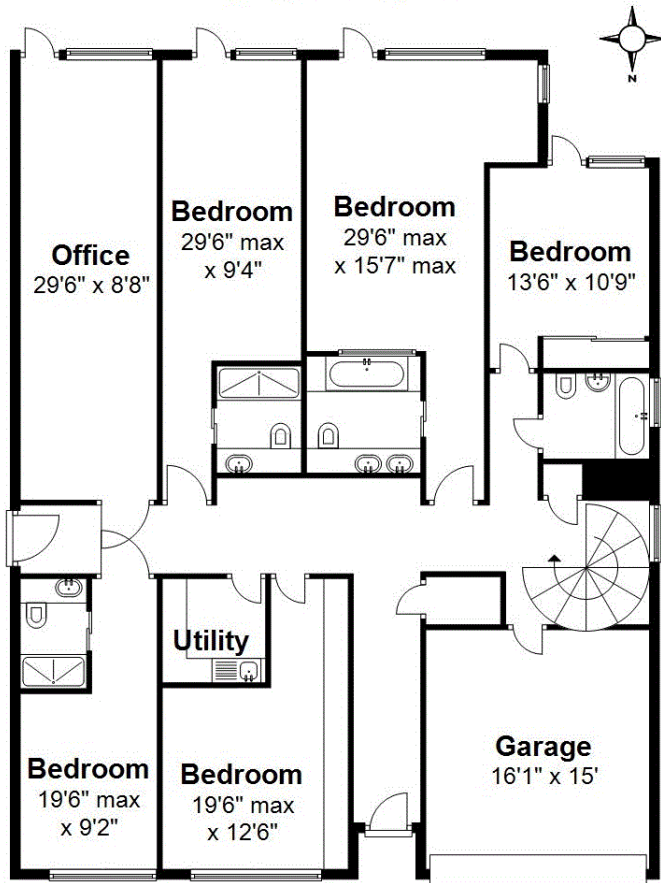
Shoreham is conveniently situated on the South coast adjacent to the River Adur between Brighton and Worthing. There is a regular bus service to Brighton & Hove and a mainline railway station providing direct links to Gatwick Airport and London Victoria. Shoreham has a wide range of shopping facilities including the Holmbush Centre with Marks and Spencer, Tesco and Next. There are schools for all ages and many leisure and sporting facilities in Shoreham and the surrounding area.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C	69	71
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

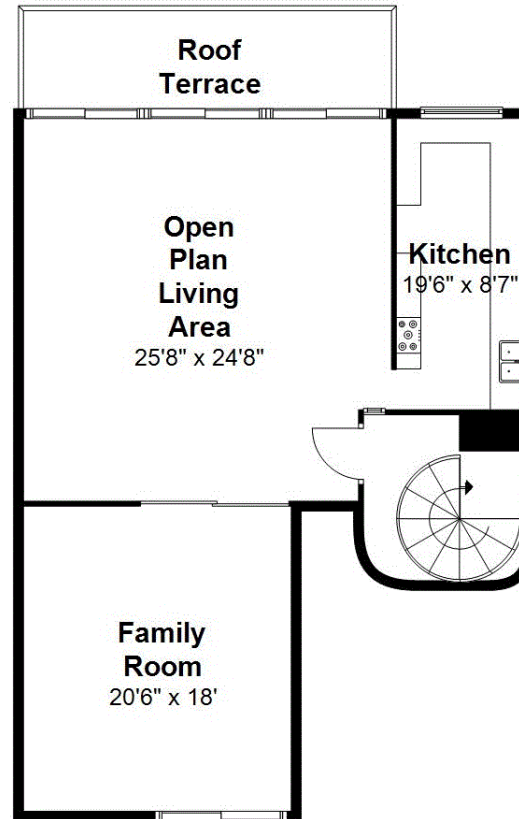
Ground Floor

Approx. 2205.3 sq. feet



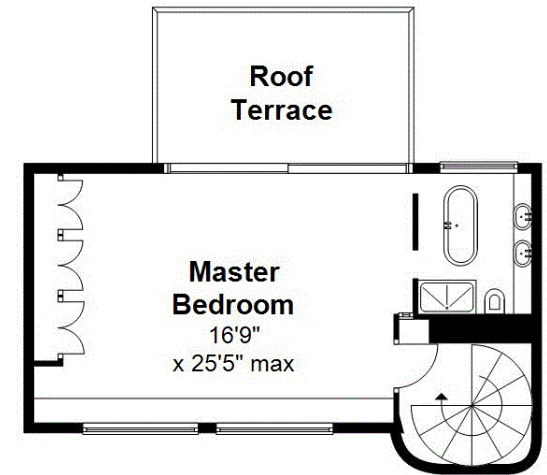
First Floor

Approx. 1283.3 sq. feet



Second Floor

Approx. 576.9 sq. feet



Total area: approx. 4065.5 sq. feet

FOR CLARIFICATION We wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes are approximate and rounded: they are taken between internal wall surfaces and therefore include cupboards/shelves, etc. Accordingly, they should not be relied upon for carpets and furnishings. Formal notice is also given that all fixtures and fittings, carpeting, curtains/blinds and kitchen equipment, whether fitted or not, are deemed removable by the vendor unless specifically itemised within these particulars.

