



## Old Fort Road, Shoreham-By-Sea

Offers In Excess Of  
**£950,000**  
 Freehold

- 96% Heat Efficient Newly Built Home
- Beautiful Fitted Kitchen With Quartz Surfaces, Island, Quooker Tap & Neff Appliances
- Master Bedroom With En-Suite Bathroom & Balcony
- Basement Level With Studio, Kitchenette & Shower Room/WC
- EPC: TBC
- Three Storeys
- Air Source Heat Pumps With Zoned Underfloor Heating
- Family Bathroom With Bath & Shower Enclosure
- EV Charging Point
- Council Tax Band: TBC

We are excited to present this fantastic **NEWLY CONSTRUCTED, ENERGY EFFICIENT THREE STOREY HOME**, enviably located opposite an access path to the beach on Old Fort Road, Shoreham Beach. The property, which has been designed and finished to an exacting standard, features: Entrance hall, ground floor WC, living room, beautiful kitchen/dining room with Quartz worksurfaces, Quooker 3 in 1 tap and Neff appliances, First floor landing with automatic rain sensitive Velux window, master bedroom with French doors onto balcony with sea views, en-suite shower room, two further bedrooms and family bathroom with bath and shower enclosure. The property further features a lower ground floor level, accessed either internally or via a galvanised iron external staircase at the front, comprising: Studio room, utility/kitchenette and a further shower room. Outside, there is an attractive rear garden with workshop, ample off street parking and an EV charging point. Further benefits include: Air source heat pumps, thermostatically controlled zoned underfloor heating and a 10 year Build Zone structural warrantee. **VIEWING ESSENTIAL!!!**

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## Accommodation

### Entrance Hall

Double glazed front door, double glazed window to side, downlighters.

### WC

Double glazed window to side, downlighters, combination vanity unit with inset wash hand basin and WC, heated towel rail.

### Living Room 16'4" x 15' (4.98m x 4.57m)

Downlighters, double glazed windows to side & rear, double glazed French doors to rear, lantern skylight window.

### Kitchen 16'2" x 10'6" (4.93m x 3.20m)

Double glazed bay window to front, downlighters. Range of fitted wall & base level units, Quartz worksurfaces with inset sink unit and 3 in 1 Quooker tap, Neff slide & hide electric oven, further Neff electric oven and induction hob, island with integrated dishwasher and freezer, under, integrated Zanussi tower fridge, corner larder unit with shelving, deep pan drawers, underfloor heating.

### Split Level Landing

Electric auto close skylight window, large storage cupboard housing shelving, loft access.

### Bedroom One 11'6" x 10'7" (3.51m x 3.23m)

Double glazed windows and French doors onto balcony with sea views, downlighters. Door to:

#### En-Suite

Double glazed window to front, downlighters. Fitted suite comprising: Shower enclosure with wall mounted shower, combination vanity unit with inset sink unit & WC, heated towel rail, extractor fan.

#### Family Bathroom

Double glazed window to side. Fitted suite comprising: Double ended panel enclosed bath with mixer tap and shower attachment, shower enclosure with wall mounted shower, combination vanity unit with inset wash hand basin & WC, heated towel rail, extractor fan, downlighters.

### Bedroom Two 10'3" x 10' (3.12m x 3.05m)

Double glazed window to rear, downlighters.

### Bedroom Three 11'6" max x 8'7" (3.51m max x 2.62m)

Double glazed window to rear, downlighters.

### Lower Ground Floor

Accessed from ground floor entrance hall or via an external galvanised iron staircase.

#### Inner Hall

Plant room housing hot water storage tank, fuseboxes and heat exchanger controls.

### Studio/Sitting Room 14'4" x 10'7" (4.37m x 3.23m)

Double glazed windows and French doors to front, downlighters.

### Kitchenette/Utility Room 8'6" x 6'3" (2.59m x 1.91m)

Upright storage cupboards, worksurface with sink unit and mixer tap, tiled splashbacks, space & plumbing for washing machine/tumble dryer.

#### Shower Room

Double glazed window to side, downlighters. Fitted suite comprising: Shower enclosure with wall mounted shower, vanity unit with inset wash hand basin & cupboard under, WC, extractor fan.

#### Outside

##### Rear Garden

Decking, sandstone patio, flower beds, palm tree, outside power & light.

### Workshop 8'1" x 6'10" (2.46m x 2.08m)

Power & light, work bench.

#### Parking

Shingle driveway with ample off street parking and EV charging point.

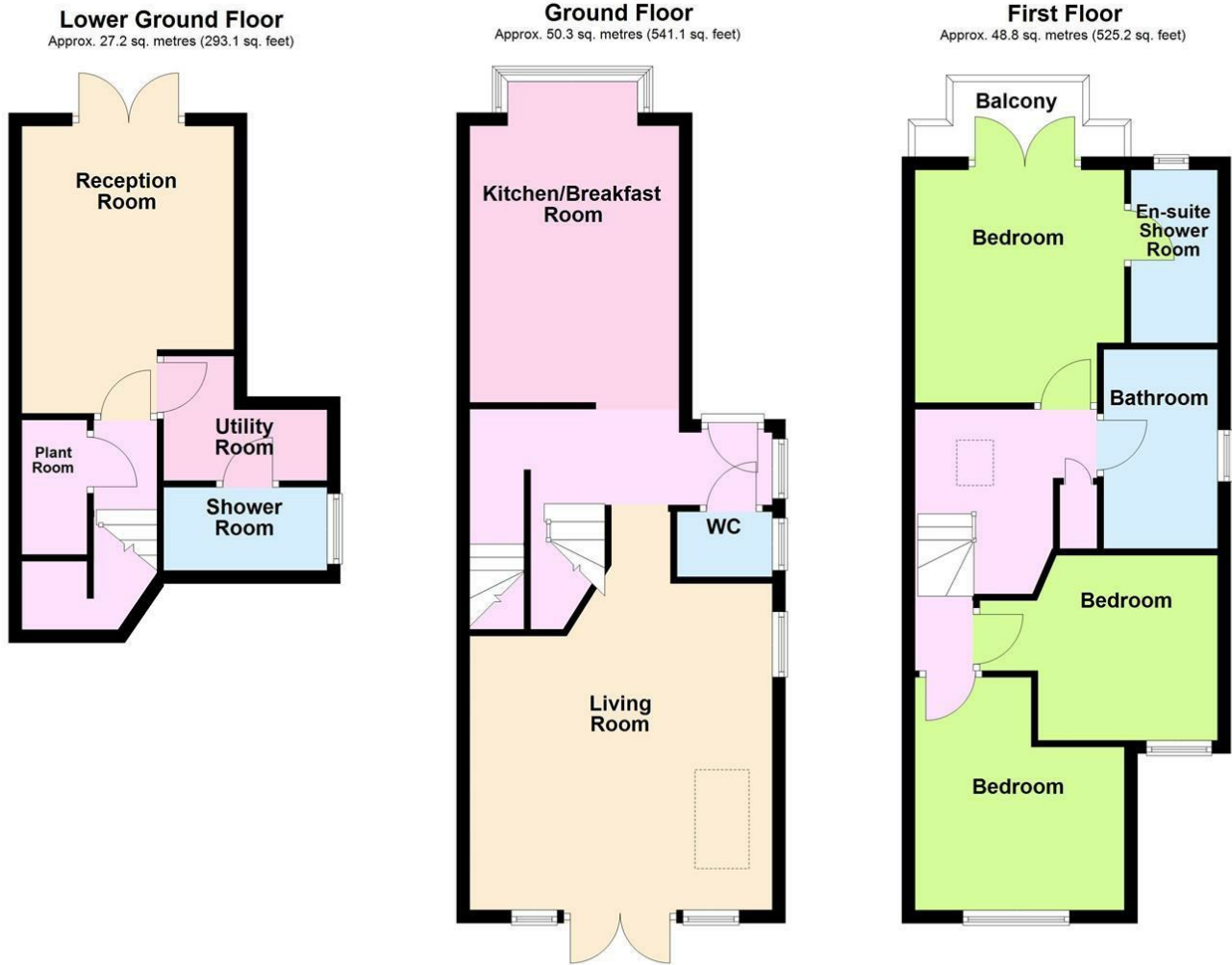


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# Floorplan



Total area: approx. 126.3 sq. metres (1359.4 sq. feet)

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

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		

The information provided about this property does not constitute or form any part of an offer or contract, nor may it be regarded as representations. All interested parties must verify accuracy and your solicitor must verify tenure/lease information, fixtures and fittings and, where the property has been extended/converted, planning/building regulation consents. All dimensions are approximate and quoted for guidance only as are floor plans which are not to scale and their accuracy cannot be confirmed. References to appliances and/or services does not imply that they are necessarily in working order or fit for the purpose.