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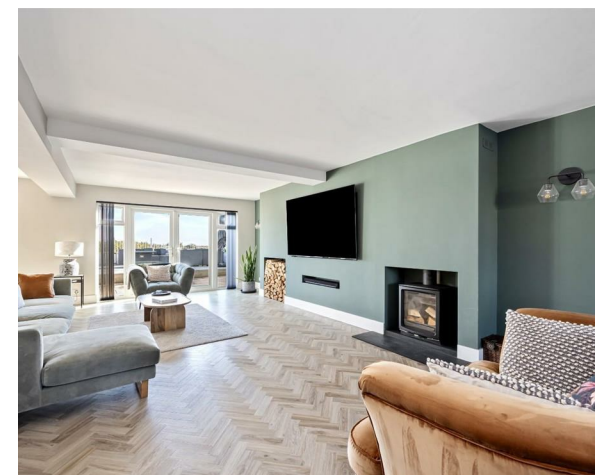
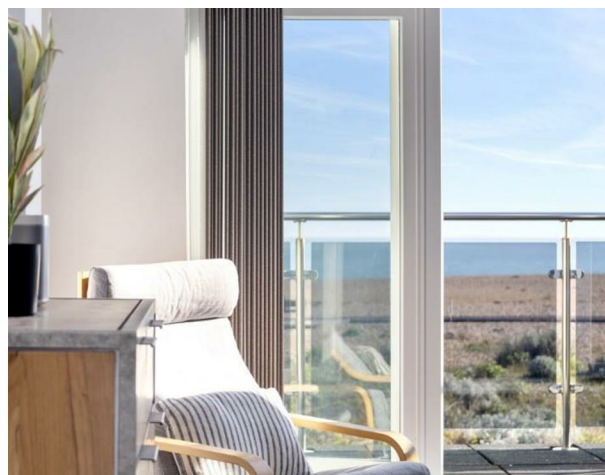
Description

GUIDE PRICE £1,750,000 - £2,000,000 Robert Luff & Co are excited to present this fantastic detached family home, enviably located in a Cul-de-sac position backing directly onto the foreshore on ever popular Shoreham Beach. The property is approached via double gates leading onto a large imprinted concrete forecourt providing ample off street parking for multiple vehicles and accessing the integral double garage with electric door. Upon entering the ground floor, you are greeted by a generous reception hallway with grand staircase, a 40ft x 22ft "L-Shaped" lounge/diner, 24ft kitchen, ground floor WC, boot room & laundry, first floor galleried landing, superb primary bedroom with two sets of French doors opening onto a full width balcony providing stunning sea and coastal views, a full en-suite bathroom, three further double bedrooms and family bathroom, second floor, fantastic 38ft room with further magnificent views. Outside, there is a low maintenance South facing garden with gate accessing the beach. Viewing is essential to fully appreciate this dream home!



Key Features

- Substantial Detached Family Home On The Foreshore
- Five Double Bedrooms
- Spacious Kitchen/Breakfast Room
- Full En-Suite Bathroom
- Ample Parking
- Backing Directly Onto The Beach
- 40ft Lounge/Diner
- Primary Bedroom With Full Width Bungalow & Stunning Views
- Double Garage With Electric Door
- Must Be Viewed!!



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Reception Hall

Double doors to front, downlighters, two radiators, tiled floor.

WC

Fully tiled walls, close coupled WC, wash hand basin, extractor fan.

Boot Room

2.62m x 2.01m max (8'7" x 6'7" max)

Hanging, shoe cubby holes, radiator.

Laundry Room

5.51m x 2.16m (18'1" x 7'1")

Base level units, worksurfaces incorporating stainless steel single drainer sink unit with mixer tap, space and plumbing for appliances.

Lounge/Dining Room

12.24m x 6.83m max narrowing to 3.99m (40'2" x 22'5" max narrowing to 13'1")

L shaped room. Double glazed windows to front & rear, two sets of double glazed French doors accessing the garden, entertainment wall, downlighters, wall lights, herringbone LTV flooring.

Kitchen/Breakfast Room

7.42m x 7.04m narrowing to 4.11m (24'4" x 23'1" narrowing to 13'6")

L shaped room. Range of fitted wall & base level units, fitted roll edged

worksurfaces incorporating stainless steel single drainer one and a half bowl sink unit with mixer tap, space for range cooker with extractor hood over, space and plumbing for dishwasher, space for fridge/freezer, tiled splashbacks. Double glazed windows to rear & sides, two sets of double glazed French doors onto garden.

First Floor Landing

Double glazed window to front, downlighters, radiator, airing cupboard.

Primary Bedroom

6.76m x 4.34m (22'2" x 14'3")

Downlighters, full length fitted wardrobes, two upright radiators, two sets of double glazed French doors opening onto:

Full Width Balcony

With glass balustrade and stunning sea & coastal views.

En-Suite Bathroom

Double glazed window to side. Underfloor heating. Fitted suite comprising: inset, tile enclosed bath, walk in shower enclosure with wall mounted shower, vanity unit with inset wash hand basin and cupboard under, part tiled walls, tiled floor and heated towel rail.

Bedroom Two

4.47m x 3.99m (14'8" x 13'1")

Downlighters, double glazed windows & French doors opening onto balcony.

Bedroom Three

4.95m x 3.18m (16'3" x 10'5")

Double glazed window to front, coving, radiator, storage cupboard into eaves.

Bedroom Four

3.99m x 3.25m (13'1" x 10'8")

Double glazed window to front, downlighters, stairs to second floor.

Family Shower Room

Double glazed window to side. Large wall mounted white sink with mixer tap and set into a vanity unit. Integrated push button low level flush WC. Fitted shower cubicle with rainfall shower head and separate attachment.

Second Floor

Bedroom

11.58m x 5.31m (38' x 17'5")

Two Velux windows to front, double glazed windows to rear with stunning sea & coastal views, downlighters, wooden flooring, two radiators, cupboard housing mega flow water cylinder.

Outside

South Facing Garden

Patio, large deck, wall enclosed with gate onto the beach.

* The sellers have advised us that there is a swimming pool under the deck which could be re-commissioned.

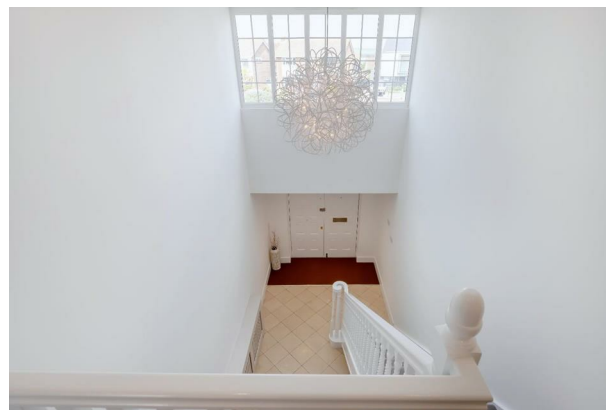
Parking

Electric gates to front accessing large imprinted concrete driveway.

Integral Double Garage

6.45m max x 5.05m (21'2" max x 16'7")

Electric up & over door, power, light, wall mounted central heating boiler.





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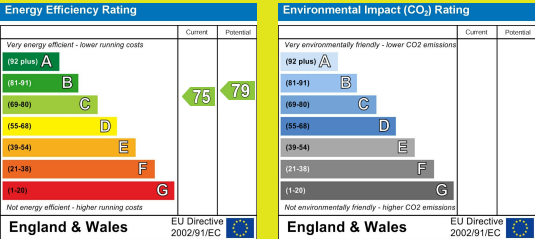
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Floor Plan Old Fort Road



Approximate Gross Internal (Including Garage) Area = 386.11 sq m / 4156.04 sq ft
Illustration for identification purposes only, measurements are approximate, not to scale.



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.

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