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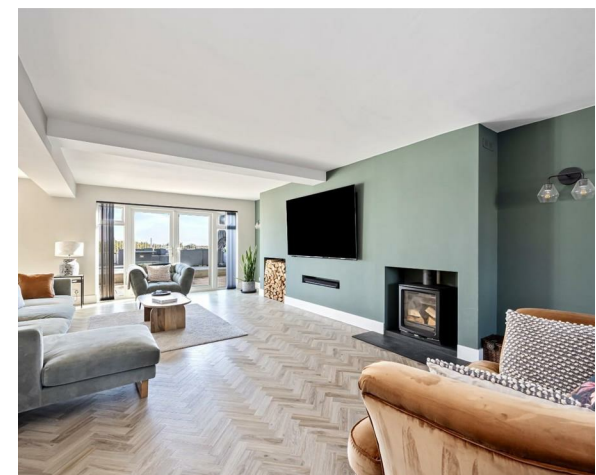
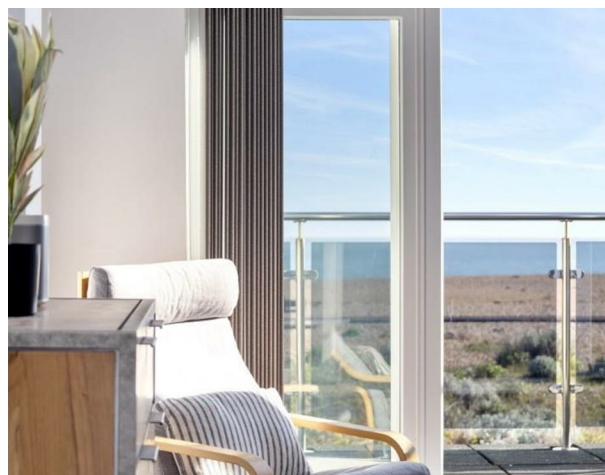
## Description

\*\*\*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.

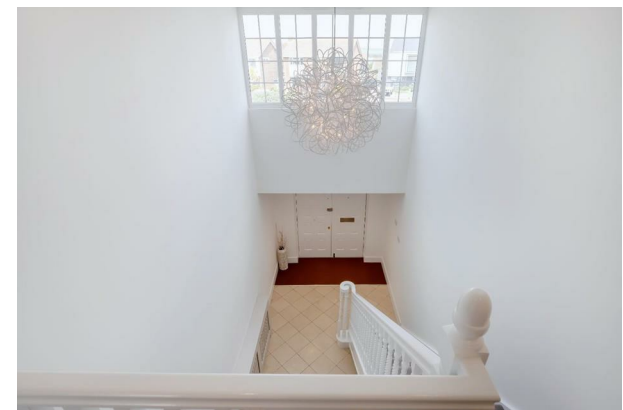
### Parking

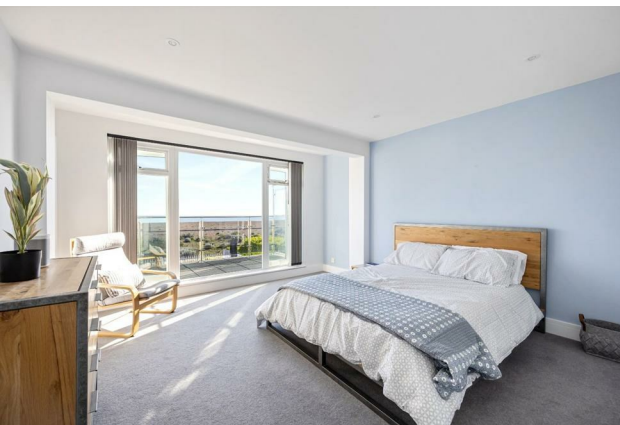
Electric gates to front accessing large imprinted concrete driveway.

### 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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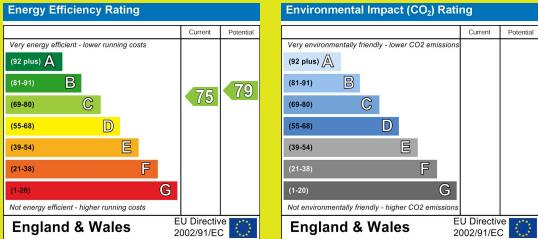
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Floor Plan Old Fort Road



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.



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