



64 Old Fort Road
Shoreham-By-Sea, BN43 5HA

Asking price £1,250,000

Unique Shoreham Beach Property with Planning Permission for Contemporary Family Home.

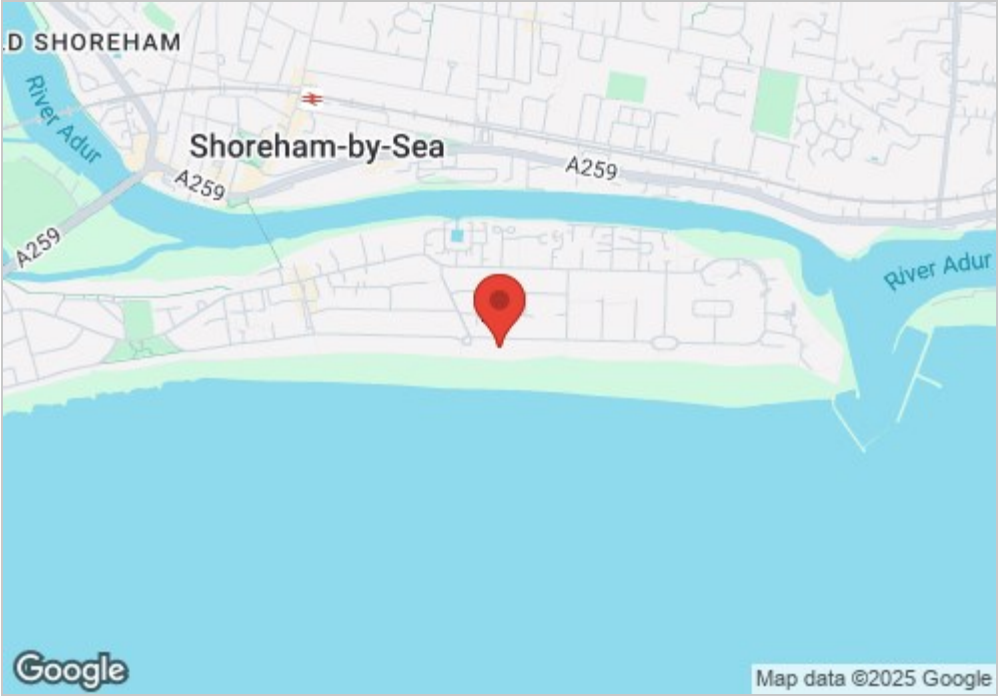
Located directly on Shoreham Beach, this detached 4-bedroom chalet bungalow occupies a spacious plot with stunning views and direct access to the beach from the rear garden. Positioned on Old Fort Road, this property represents one of the few remaining undeveloped sites in the area, offering a rare opportunity to create a dream coastal home.

The property currently benefits from approved planning permission (Adur and Worthing planning reference AWDM/1062/22) for a striking contemporary, three-storey detached family home. Designed to deliver a modern living experience, the new build will offer approximately 3,000 sq. ft. of living space, featuring four bedrooms, a luxurious master suite, a dedicated office, gym, open-plan living and dining area, snug, and a double garage. There is also scope to modify the existing plans to suit your personal vision for the home.

Alternatively, the existing chalet bungalow offers potential for transformation into a stunning property, though it would benefit from some upgrading and modernisation. Whether you choose to pursue the approved contemporary design or refresh the current home, this is a unique opportunity to create a bespoke property in an unrivalled location.

The property is offered for sale with no ongoing chain, making it an attractive proposition for those ready to begin their next chapter.

Conveniently located within walking distance of a footbridge leading over the River Adur to Shoreham Town Centre, you'll find a wide array of amenities, including popular bars, cafes, shops, restaurants, a health centre, library, and Shoreham train station with direct services to London and Brighton.



- Detached
- x3 Bedrooms
- x2 Reception Rooms
- Sun Terrace
- Off Street Parking
- Development Opportunity
- x2 Bathrooms
- Direct Beach Access
- Sea Views
- Private South Aspect Garden

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		80
(81-91) B		
(69-80) C		
(55-68) D	66	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

