

Fort Haven | Shoreham by Sea | BN43 5HY
Guide Price **£900,000**

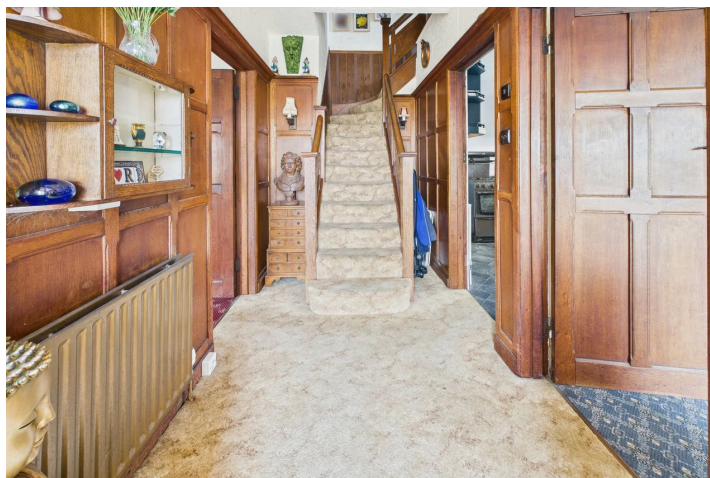
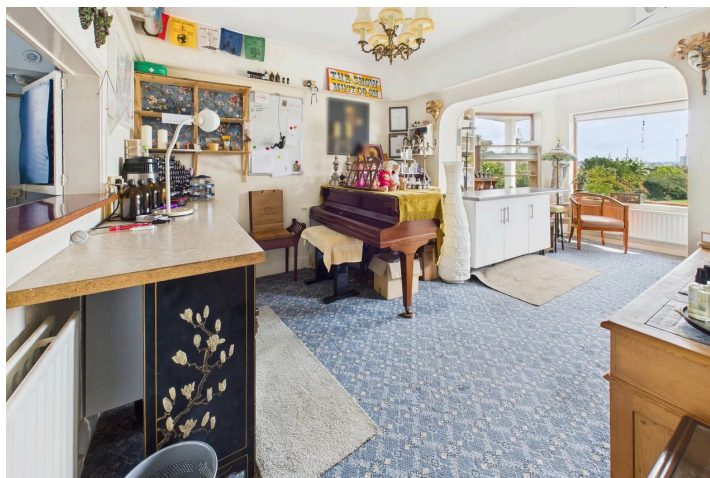


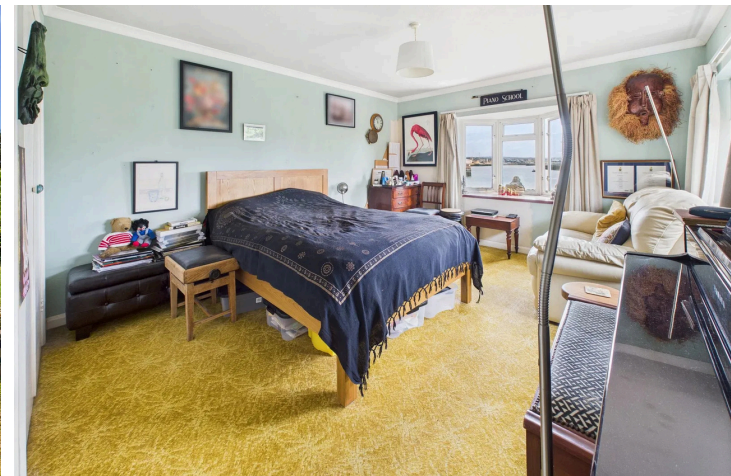
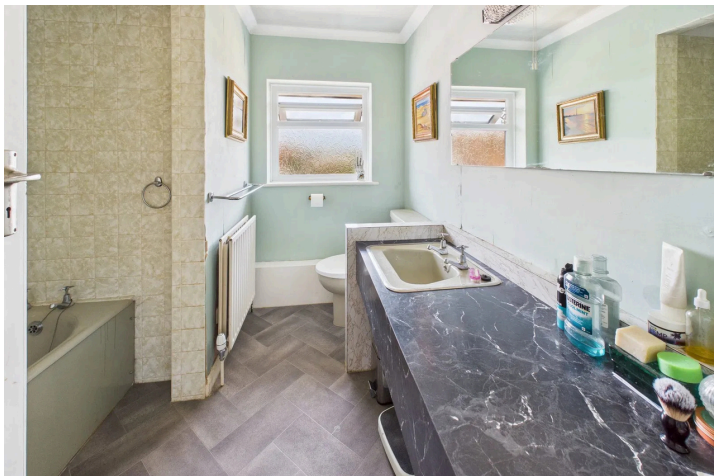
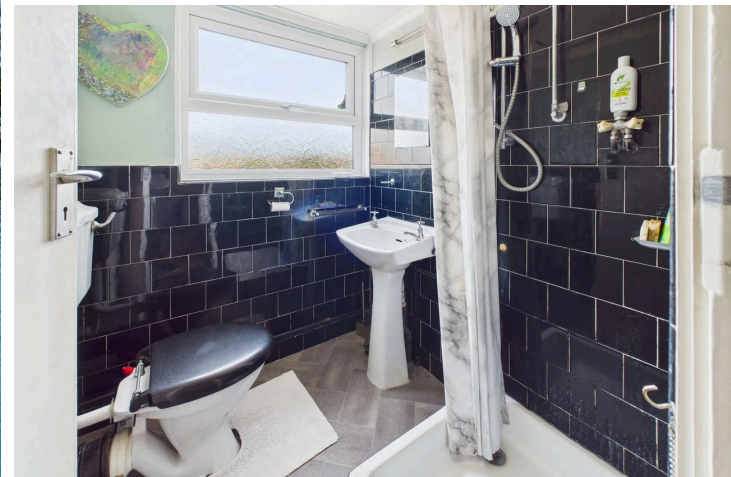
We are delighted to offer for sale this unique and rare opportunity to acquire this impressive two/three bedroom semi detached house positioned on this large corner plot location having breath taking views directly overlooking the River Adur/Sea with distant downland views.



A home of style & sophistication







Property details: Fort Haven | Shoreham by Sea | BN43 5HY

Key Features

- Oversized Garage
- Off Road Parking
- Breath Taking Views Directly Overlooking River Adur & Sea
- Distant Downland Views
- Two Reception Rooms
- No Ongoing Chain
- Large Garden With Breath Taking Views Of The River Adur, Sea And South Downs
- Double Aspect Lounge/Dining Room
- Private Secluded Location
- Additional Land Included (Jointly Owned)



2 Bedrooms



2 Bathrooms



2 Reception Rooms



No Ongoing Chain

INTERNAL

Pvcu double glazed door through to:-

PORCH Comprising exposed wood cladding, wall mounted light, double doors leading to:-

ENTRANCE HALL Comprising wood cladding, radiator.

DUAL ASPECT LOUNGE / DINING ROOM South and East aspects benefitting from direct sea, river and distant downland views. Comprising two large bow fronted bay windows with built in window seat, radiator, feature fireplace, original oak beams, wood cladding and plate rail, four wall mounted lights.

TRIPLE ASPECT SECOND RECEPTION ROOM / BEDROOM THREE South, North and East aspects benefitting from impressive direct river, sea and distant downland views. Comprising three glazed windows, two radiators, coving, serving hatch through to Kitchen, plate rail.

TRIPLE ASPECT SPACIOUS KITCHEN North, East and West aspects. Comprising obscure glass pvcu double glazed windows, work surfaces with cupboards below, matching eye level cupboards, inset single drainer sink unit, space and provision for appliances include oven/cooker, washing machine, fridge/freezer. Serving hatch through to Reception Room, wall mounted Worcester boiler, pvcu double glazed door leading out onto rear access, radiator, under stairs storage cupboard housing wall mounted electric meter.

FIRST FLOOR LANDING Comprising radiator, ceiling mounted light.

DUAL ASPECT BEDROOM ONE South and East aspects benefiting from breath taking sea, river and distant downland views. Comprising double glazed window, pvcu double glazed door, two radiators, large storage cupboard.

DUAL ASPECT BEDROOM TWO East and South aspects benefitting from breathtaking views of the sea, river and distant downland views. Comprising feature double glazed bay window, further double glazed bay window with fitted blinds, radiator, airing cupboard housing factory lagged hot water tank with slatted shelving, two built in wardrobes with hanging rail and shelving.

SHOWER ROOM North aspect, benefitting from river and distant downland views. Comprising pvcu double glazed window, pedestal hand wash basin, low flush wc, shower cubicle having an electric Triton shower being fully tiled, part tiled walls, radiator, coving.

BATHROOM North aspect benefitting from river and distant downland views. Comprising pvcu double glazed window, hand wash basin with vanity unit below, low flush wc, panel enclosed bath, radiator, coving.

EXTERNAL

OVERSIZED DETACHED BRICK BUILT GARAGE Benefitting from power and lighting, having an up and over door with paved area to front, affording off-road parking for two vehicles.

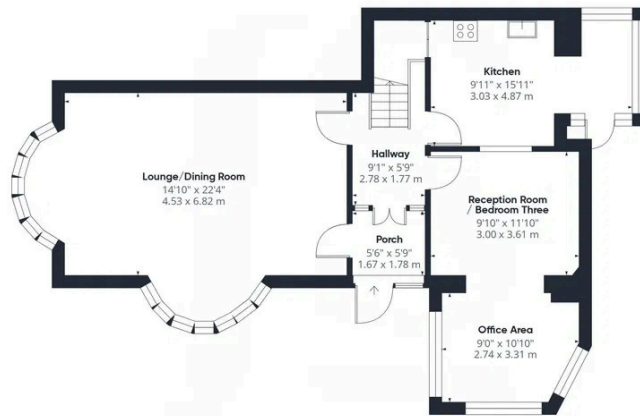
LARGE PRIVATE GARDEN Large block paved area onto large lawned area having various mature shrub, tree and plant borders. Raised garden pond, two timber built sheds, stepping down onto further lawned area being fence and wall enclosed. Gate to right of way, gate to side access leading through to:-

JOINTLY OWNED PLOT OF LAND 1 Situated between the car park and the harbour. Laid chip stone leading onto grass area, having various shrubs.

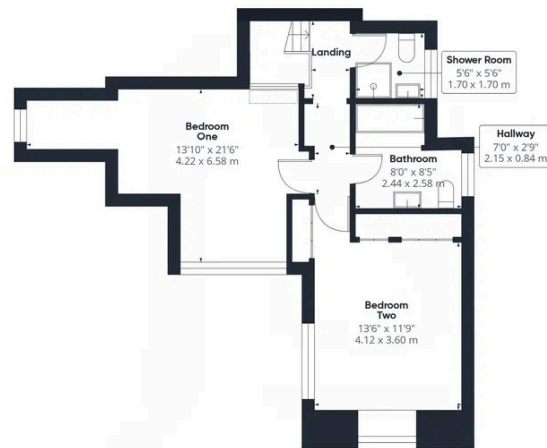
JOINTLY OWNED PLOT OF LAND 2 Large lawned area with various mature shrub, tree and plant borders, gate to front access, feature sunken pond with rockery surround, fence enclosed.

LOCATION

Conveniently situated adjacent to the River Adur within approx 200yards of the foreshore. Local shops can be found in Ferry Road whilst more comprehensive shopping facilities can be found in Shoreham town centre along with a good range of bars and restaurants, facilities such as health centre, library and mainline station are also close by. Brighton and Worthing area both easily accessible and are approx. 5 miles to the east and west respectively.



Ground Floor Building 1



Floor 1 Building 1



Approximate total area⁽¹⁾

1382 ft²
128.4 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



Property Details:

Floor area (as quoted by Floor Plan):1382 sqft

Tenure: Freehold

Council tax band: F

Whilst we endeavour to make our property particulars accurate and reliable, we have not carried out a detailed survey. If there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information for you, particularly if you are contemplating travelling some distance. Whilst every effort has been made to ensure that any floorplans are correct and drawn as accurately as possible, they are to be used for layout and identification purposes only and are not drawn to scale. The services, where applicable, including electrical equipment and other appliances have not been tested and no warranty can be given that they are in working order, even where described in these particulars. Carpets, curtains, furnishings, gas fires, electrical goods/ fittings or other fixtures, unless expressly mentioned, are not necessarily included with the property.