



100 Old Fort Road | | Shoreham-By-Sea | BN43 5HB





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£2,500,000

*** OFFERS IN EXCESS OF £2,500,000 ***

WARWICK BAKER ARE DELIGHTED TO OFFER TO THE MARKET THIS STUNNING CONTEMPORARY ARCHITECT DESIGNED DETACHED HOUSE, LOCATED ON THE FORESHORE OF SHOREHAM BEACH. THE PROPERTY BENEFITS FROM BREATHTAKING SOUTH FACING VIEWS OF THE BEACH AND THE SEA THROUGHOUT. THE PROPERTY COMPRISES 6 BEDROOMS, 4 EN-SUITE BATHROOMS, 47' OPEN PLAN LIVING/DINING/KITCHEN SPACE WITH CINEMA ROOM, UTILITY ROOM, 36' ENTRANCE HALL, OFFICE/BEDROOM 7, FAMILY BATHROOM, GARAGE/WORKSHOP, MATURE 69' FRONT GARDEN WITH BESPOKE OUTSIDE STUDIO/CABIN/OUTSIDE OFFICE, PRIVATE DRIVEWAY AND SOUTH FACING REAR DECKED GARDEN WITH BUILT IN JACUZZI AND DIRECT ACCESS TO THE BEACH. INTERNAL VIEWING IS HIGHLY RECOMMENDED TO APPRECIATE THE QUALITY FINISHES THROUGHOUT. VENDOR SUITED.

- PRESSURISED HOT AND COLD WATER SYSTEM
- SOLAR PANELS + BATTERY STORAGE
- 6 BEDROOMS
- FAMILY BATHROOM
- FOUR EN-SUITES
- TWO SOUTH FACING BALCONIES
- STUDIO/CABIN/OUTSIDE OFFICE
- 26' LIVING ROOM
- CINEMA ROOM
- ELECTRIC CAR CHARGING POINT

Part frosted double glazed front door leading to:

ENTRANCE VESTIBULE

22'11" in length (7.00 in length)

Display shelf, LED downlight, door giving access to storage cupboard housing 'VAILLANT' pressurised hot water cylinder.

Opening off entrance vestibule to:

ENTRANCE HALL

36'1" in length (11.00 in length)

School style radiator, cloaks under stairs storage area, display wine rack, engineered oak flooring, part frosted double glazed door giving access to the side of the property, LED downlighting.

Door off entrance hall to:

BEDROOM 5

20'10" x 13'4" (6.35m x 4.06m)

Being 'L' shaped, double glazed windows to the front, range of built in bedroom storage cupboards with shelving, range of drawers to the side, dressing table, floor to ceiling contemporary style radiator, engineered oak flooring, LED downlighting.

BEDROOM 4

20'7" x 8'7" (6.27m x 2.62m)

Being 'L' shaped, double glazed windows to the front, floor to ceiling contemporary style radiator, engineered oak flooring, LED downlighting.

Sliding door off bedroom 5 to:

En-suite shower room:

Being fully tiled comprising circular sink unit with mixer tap set on marble top, low level wc to the side, contemporary style radiator, 'VELUX' window, LED downlight, extractor fan, step in fully tiled shower cubicle with built in shower separate shower attachment, sliding shower door.

Door off entrance hall to:

BEDROOM 2

26'10" x 15' (8.18m x 4.57m)

Being 'L' shaped, double glazed windows and door to the rear having a favoured southerly aspect with direct views of Shoreham Beach and The English Channel, floor to ceiling contemporary style radiator, engineered oak flooring, LED downlighting.

Sliding door off bedroom 3 to:

En-suite shower room:

Being fully tiled comprising circular sink unit with mixer tap set on marble top, low level wc to the side, contemporary style radiator, 'VELUX' window, LED downlight, extractor fan, step in fully tiled shower cubicle with built in shower separate shower attachment, sliding shower door.

Door off entrance hall to:

BEDROOM 3

30'01" x 9'7" (9.17m x 2.92m)

Being 'L' shaped, double glazed windows and door to the rear having a favoured southerly aspect with direct views of Shoreham Beach and The English Channel, floor to ceiling contemporary style radiator, engineered oak flooring, built in wardrobe with hanging and shelving space, drawers to the side, LED downlighting.

Sliding door off bedroom 2 to:

En-suite bathroom:

Comprising bath with contemporary style mixer tap, rainfall style shower head, shower rail and curtain, tiled walls, twin circular sink units with mixer taps set on marble top, three storage cupboards under, low level wc to the side, contemporary style radiator, tiled flooring, LED downlight, extractor fan,

Door off entrance hall to:

INNER HALLWAY

7'8" in length (2.35 in length)

Engineered oak flooring.

Door off inner hallway to:

BEDROOM 6

12'9" x 10'8" (3.89m x 3.25m)

Double glazed windows and door to the rear having a favoured southerly aspect with direct views of Shoreham Beach and The English Channel, floor to ceiling contemporary style radiator, built in double doored wardrobe with shelving, built in storage cupboard to the side with shelving, engineered oak flooring, LED downlighting.

Door off inner hallway to:

BATHROOM

Being fully tiled comprising bath with contemporary style mixer tap, built in shower with separate shower attachment, shower rail and curtain, floating sink unit with contemporary style mixer tap, low level wc, school style radiator with heated hand towel rail, double doored storage cupboard over, tiled flooring, frosted double glazed window, LED downlighting extractor fan.

Door off entrance hall to:

UTILITY ROOM

7'0" x 7'0" (2.15 x 2.14)

Comprising stainless steel sink unit with mixer tap inset into worktop with double door storage cupboard under, display shelf to the side, contemporary style radiator over, further stainless steel worktop with storage cupboards under, space and plumbing for washing machine to the side, matching storage cupboards over, matching hardwood flooring, LED downlighting, clean air filtration system.

Door off entrance hall to:

OFFICE

30'2" x 9'4" (9.19m x 2.84m)

Double glazed windows and door to the rear having a favoured southerly aspect with direct views of Shoreham Beach and The English Channel, two floor to ceiling contemporary style radiator, engineered oak flooring, 'VELUX' window, LED downlighting.

Spiral staircase with twin handrails up from entrance hall to:

First floor landing with frosted double glazed window to the side, door giving access to storage cupboard, LED downlight.

Door off first floor landing to:

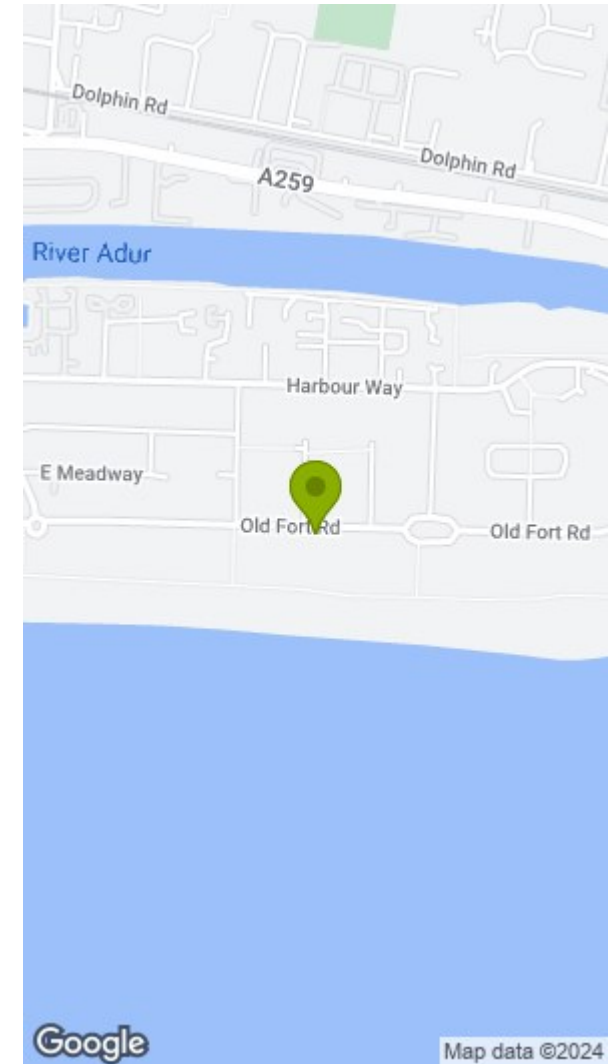


Old Fort Road, Shoreham-by-Sea, BN43

Approximate Area = 3898 sq ft / 362.1 sq m
 Garage = 664 sq ft / 61.6 sq m
 Outbuilding = 184 sq ft / 17 sq m
 Total = 4746 sq ft / 440.7 sq m
 For identification only - Not to scale



RICS Certified Property Measurer Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nicheworm 2024. Produced for Warwick Baker Estate Agent Ltd. REF: 1116293



Disclaimer

- * These particulars are intended to give a fair and substantially correct overall description for the guidance of intending purchasers and do not constitute an offer or part of a contract. Prospective purchasers and/or lessees ought to seek their own independent professional advice.
- * All descriptions, dimensions, areas, references to condition and necessary permissions for use and occupation and other details are given in good faith and are believed to be correct, but any intending purchasers should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them.
- * All measurements are approximate

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating			
Very energy efficient - lower running costs	Current	Potential	Very environmentally friendly - lower CO ₂ emissions	Current	Potential
(92 plus) A			(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	78	England & Wales	EU Directive 2002/91/EC	78