



89 Old Fort Road | | Shoreham-By-Sea | BN43 5HA

WB
WARWICK BAKER
ESTATE AGENT

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£1,250,000

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One of the most coveted beach houses on the Old Fort Road, Warwick Baker Estate Agents are delighted to offer this unique and rare architect designed detached home. Located opposite the Beach, and also within a short walk of the footbridge and mainline railway station (London-Victoria 80 minutes). The property benefits from entrance vestibule, living/dining room, modern kitchen/family room, four double bedrooms, family bathroom, en-suite to the main bedroom, utility room, detached Annexe fit for a variety of uses, currently an office, 59' private driveway with parking for six vehicles and 59' rear garden. Internal viewing highly recommended by the vendors sole agent.

- ENTRANCE VESTIBULE
- LIVING/DINING ROOM
- KITCHEN/FAMILY ROOM
- FOUR DOUBLE BEDROOMS
- FAMILY BATHROOM
- EN-SUITE TO THE MAIN BEDROOM
- 59' PRIVATE DRIVE WITH PARKING FOR SIX VEHICLES
- REAR GARDEN
- OFFICE/ANNEXE
- VENDOR SUITED

Clerestory feature window and front entrance door leading to:

ENTRANCE VESTIBULE

10'7" x 4'8" (3.25 x 1.44)

Two floor to ceiling double glazed windows to the front having a favoured southerly aspect, further high level double glazed windows to the front having a favoured southerly aspect, concrete flooring with under floor heating, privacy screening, two built in double louvred doored storage cupboards with hanging space, double louvred doored storage cupboards over.

Twin privacy doors off entrance vestibule to:

LIVING THROUGH DINING ROOM

Living room through dining room (10m x 4.8m) with vaulted ceiling. 4 remotely controlled opening rooflights with feature double sided wood burner with brick surround and hearth, double glazed patio door and windows to the rear, concrete flooring with underfloor heating,

Opening off living/dining room to:

KITCHEN/FAMILY ROOM

Comprising stainless steel work top with inset ' BOSCH ' five ring gas hob, range of slow closing drawers and cupboards under, tiled splash back, ' BOSCH ' stainless steel extractor hood over, built in integrated ' BOSCH ' fridge/freezer to the side, built in ' BOSCH ' electric double oven to the side, two drawers under, storage cupboard over, free standing island with 1 1/4 bowl stainless steel sink unit with brushed chrome mixer tap, inset into stainless steel work top, range of cupboards under, free standing ' MIELE ' dishwasher to the side, double glazed windows with plantation style shuttering to the front having a favoured southerly aspect, concrete flooring with under floor heating, LED downlighting.

Opening off kitchen/family room to:

HALLWAY

Oak door giving access to storage cupboard with hanging and shelving space, concrete flooring with under floor heating, access to loft storage space, LED downlighting.

Solid oak door off hallway to:

BEDROOM 1

Double glazed windows with plantation style shuttering to the rear, two separate oak doors giving access to walk in wardrobes with hanging and shelving space, concrete flooring with under floor heating.

Solid oak door off bedroom 1 to:

SHOWER ROOM

Comprising ceramic sink unit with contemporary style mixer tap, range of drawers and cupboards under, low level wc to the side, tiled splash back, heated hand towel rail, frosted double glazed window, concrete flooring with under floor heating, extractor fan, step in fully tiled shower area, with built in shower with rainfall style shower head with separate shower attachment, glass shower screen.

Opening off living/dining room to:

INNER HALL

18'5" in length (5.62 in length)

LED downlighting, concrete flooring with under floor heating

Solid oak door off inner hall to:

BEDROOM 2

Two sets of double glazed windows with plantation style shuttering to the rear, lofted roof space, two louvred doors giving access to wardrobe with hanging and shelving space, double doored storage cupboard over, concrete flooring with under floor heating.

Solid oak door off inner hall:

BEDROOM 3

Two sets of double glazed windows with plantation style shuttering to the front having a favoured southerly aspect, lofted roof space, two louvred doors giving access to wardrobe with hanging and shelving space, double doored storage cupboard over, concrete flooring with under floor heating.

Solid oak door off inner hall:

BEDROOM 4

Double glazed windows with plantation style shuttering to the side having a westerly aspect, concrete flooring with under

floor heating.

Solid oak door off inner hall:

FAMILY BATHROOM

Comprising bath with mixer tap with separate shower attachment, tiled splash back, contemporary style sink unit with mixer tap, double doored storage cupboard under, low level wc to the side, heated hand towel rail, frosted double glazed window, concrete flooring with under floor heating, LED downlighting, extractor fan, step in fully tiled shower cubicle with built in shower with rainfall style shower head with separate shower attachment, glass shower screen.

Solid oak door off inner hall:

UTILITY ROOM

Having space and plumbing for washing machine and tumble dryer, wall mounted ' WORCESTER/BOSCH ' gas fired combination boiler, extractor fan, LED downlighting, concrete flooring with under floor heating.

Solid oak door off utility room to:

CLOAKROOM

Comprising low level wc, corner wash hand basin with contemporary style mixer tap, storage cupboard under, frosted double glazed window, extractor fan, LED downlighting, concrete flooring with under floor heating.

Solid oak door off inner hall:

OUTSIDE

REAR GARDEN

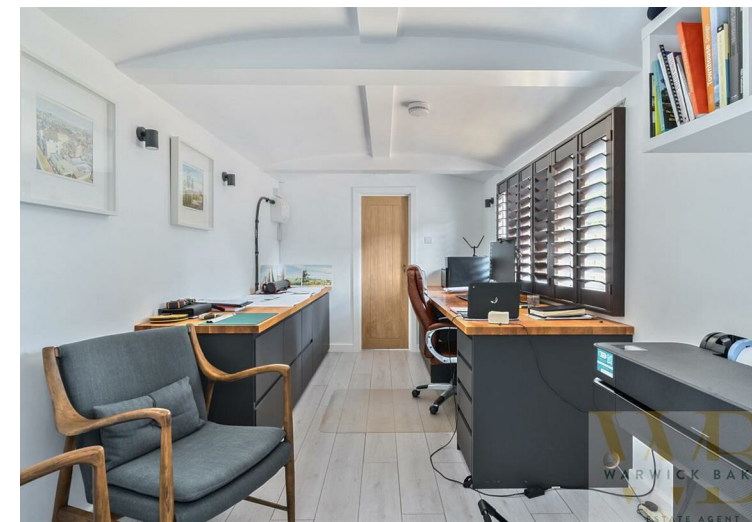
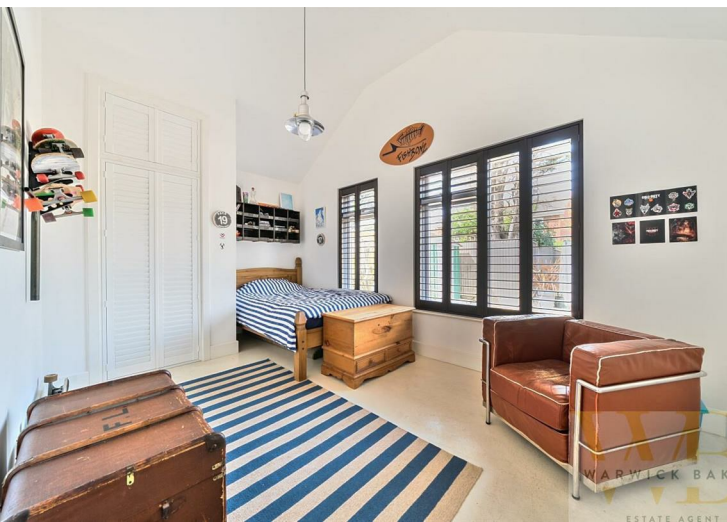
41'11" x 59'4" (12.8' x 18.10)

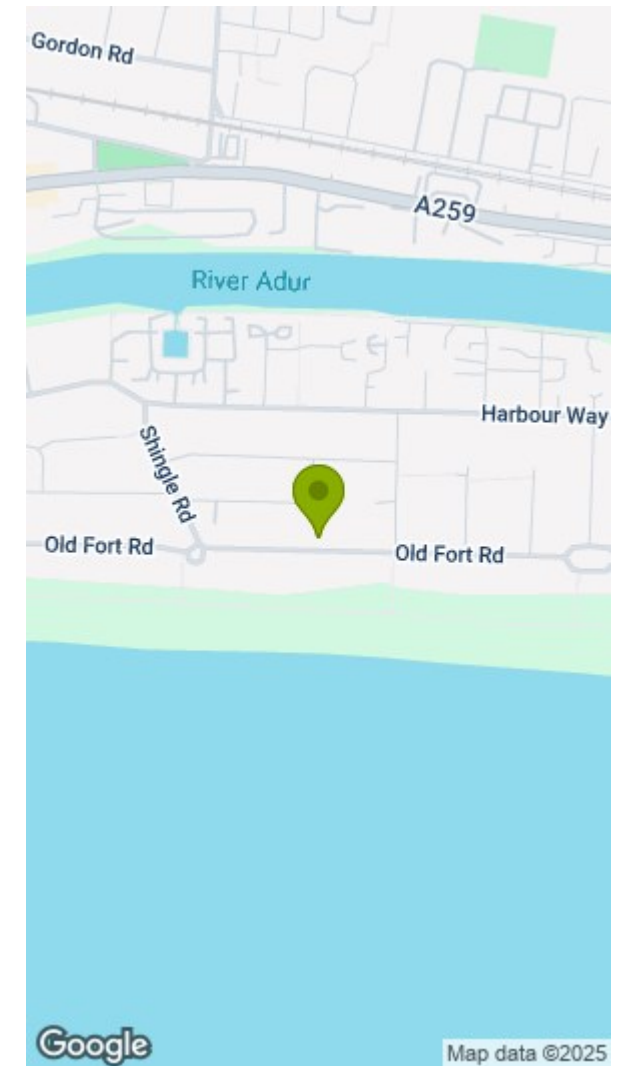
Rear Garden 17.2m x 8.4m (56.5ft x 27.5ft) between the House and Annex/ Office. House and annex have over 1m gap to the boundary (for ease of maintenance, repair and window cleaning).

Laid to shingle, Olive tree, outside water tap, steel storage unit, enclosed by fencing to three sides.

OFFICE/ANNEXE

Double glazed door giving access to entrance vestibule, LED





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		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(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		England & Wales	EU Directive 2002/91/EC	