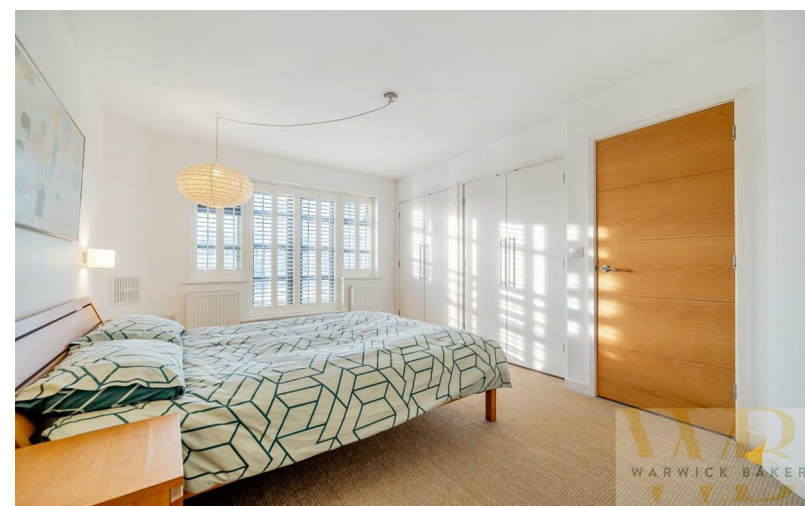




63 Old Fort Road | | Shoreham-By-Sea | BN43 5RL

WB
WARWICK BAKER
ESTATE AGENT



63 Old Fort Road | | Shoreham-By-Sea | BN43 5RL

£950,000

*** £950,000 ***

Warwick Baker Estate Agents proudly presents this exceptional architect-designed link detached house, perfectly positioned just 100 metres from the picturesque Shoreham Beach foreshore. This prime location places you within a leisurely stroll of Ferry Road, where an array of charming local shops awaits.

Step inside this stunning property to discover a welcoming entrance hall, four generously sized double bedrooms. The expansive 24' dual aspect reception/dining room invites you to entertain in style, while the well-equipped 26' kitchen/breakfast room is a culinary dream, perfect for family gatherings or casual meals. Additional features include a convenient utility room and a ground floor cloakroom, ensuring practicality for modern living.

- FOUR DOUBLE BEDROOMS
- FULLY TILED FAMILY BATHROOM
- 17' INTEGRAL GARAGE
- 24' RECEPTION/DINING ROOM
- EN-SUITE TO MAUN BEDROOM
- 40' REAR GARDEN
- 26' KITCHEN/BREAKFAST ROOM
- 13' FRONT BALCONY
- UTILITY ROOM + SEPARATE CLOAKROOM
- OFF ROAD PARKING FOR THREE VEHICLES

Front door with frosted glazed port hole style window leading to:

ENTRANCE HALL

21'4" in length (6.51 in length)

Oak door giving access to storage cupboard with shelving, oak door giving access to under stairs storage cupboard, LED downlighting.

Glazed oak surround door off entrance hall to:

RECEPTION/DINING ROOM

24'10" x 14'8" (7.59 x 4.48)

Having a dual aspect, double glazed windows with twin sliding double glazed patio doors to the rear, high level double glazed window to the side having a westerly aspect, feature wood burner, slate tiled flooring with under floor heating.

Twin part glazed oak doors off reception/dining room to:

KITCHEN/BREAKFAST ROOM

26'2" x 11'4" (7.99 x 3.46)

Being part tiled, comprising granite worktop with inset 1 1/4 bowl stainless steel sink unit with contemporary style mixer tap, range of slow closing drawers and cupboards under, built in ' LAMONA ' dishwasher to the side, ' RANGEMASTER ' range style cooker with five ring gas hob, gas oven under, granite back splash, glass back splash over, extractor hood, complimented by matching wall units to the side with under counter lighting, adjacent pull out storage unit with shelving, display shelving to the side, free standing ' SMEG ' fridge/freezer to the side, slate tiled flooring with under floor heating, LED downlighting, double glazed windows to the front having a favoured southerly aspect.

Opening off entrance hall to:

UTILITY ROOM

8'6" x 6'10" (2.60 x 2.10)

Being ' L ' shaped comprising twin sink units with mixer taps, storage cupboard under, adjacent wood work top, ' PANASONIC ' washing machine under, ' INDESIT ' tumble dryer to the side, tiled splash back, oak door giving access to the side of the property, slate tiled flooring with under floor heating.

Oak door off utility room to:

DOWNSTAIRS CLOAKROOM

Comprising low level wc, wall mounted wash hand basin with hot and cold taps, tiled splash back, frosted double glazed window, slate tiled flooring with under floor heating.

Oak door off utility room to:

INTEGRAL GARAGE

17'6" x 8'2" (5.35 x 2.50)

With electric up and over door, power and lighting, wood work top, wall mounted gas fired combination boiler, high level trip switches.

Turning staircase with oak bannister and spindle up from entrance hall to:

LANDING

Part lofted roof space with ' VELUX ' window, oak door giving access to airing cupboard housing ' VAILLANT ' hot water cylinder, LED downlighting.

Oak door off landing to:

BEDROOM 1

15'2" x 10'9" (4.63 x 3.30)

Double glazed windows with plantation style shuttering to the front having a favoured southerly aspect with glimpses of The English Channel, three double panelled radiators, two built in double doored wardrobes with hanging and shelving space.

Oak door off bedroom 1 to:

EN-SUITE SHOWER ROOM

Being fully tiled, comprising pedestal wash hand basin with hot and cold taps, low level wc, heated hand towel rail, tiled flooring, extractor fan, step in fully tiled shower cubicle, with built in shower with rainfall style shower head, sliding glass shower door.

Twin double glazed patio doors off bedroom 1 to:

BALCONY

13'5" x 2'8" (4.10 x 0.83)

Having a favoured southerly aspect with glimpses of The English Channel, enclosed by steel balustrade with wood handrail, laid to wood decking.

Oak door off landing to:

BEDROOM 2

12'11" x 8'5" (3.96 x 2.57)

Double glazed windows with plantation style shuttering to the front having a favoured southerly aspect with glimpses of The English Channel, double panelled radiator, built in double doored wardrobe with hanging space.

Having a favoured southerly aspect with glimpses of The English Channel, enclosed by balustrade, laid to wood decking.

Oak door off landing to:

BEDROOM 3

12'1" x 10'4" (3.70 x 3.15)

Double glazed windows with plantation style shuttering to the rear with views of The South Downs, double panelled radiator, built in double doored wardrobe with hanging and shelving space.

Oak door off landing to:

BEDROOM 4

12'2" x 9'8" (3.71 x 2.97)

Double glazed windows with plantation style shuttering to the rear with views of The South Downs, double panelled radiator, built in book shelving, hanging rail.

Oak door off landing to:

FAMILY BATHROOM

Being fully tiled, comprising bath with antique style mixer tap with separate shower attachment, pedestal wash hand basin with hot and cold taps, low level wc, heated hand towel rail, tiled flooring, high level frosted double glazed windows having a westerly aspect, step in fully tiled shower cubicle with built in shower with separate shower attachment, twin sliding glass shower doors.

FRONT

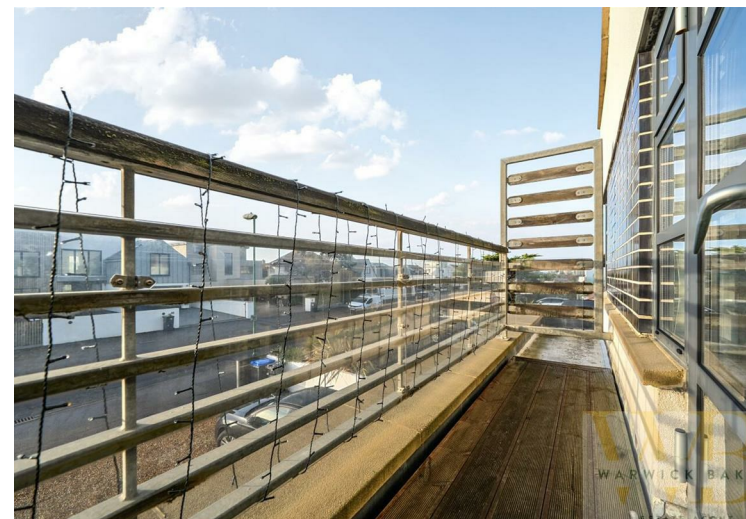
32'9" x 17'3" (10.00 x 5.26)

Laid to shingle with off road parking for three vehicles, having a favoured southerly aspect.

Iron gate to the side with patio slab pathway leading to:

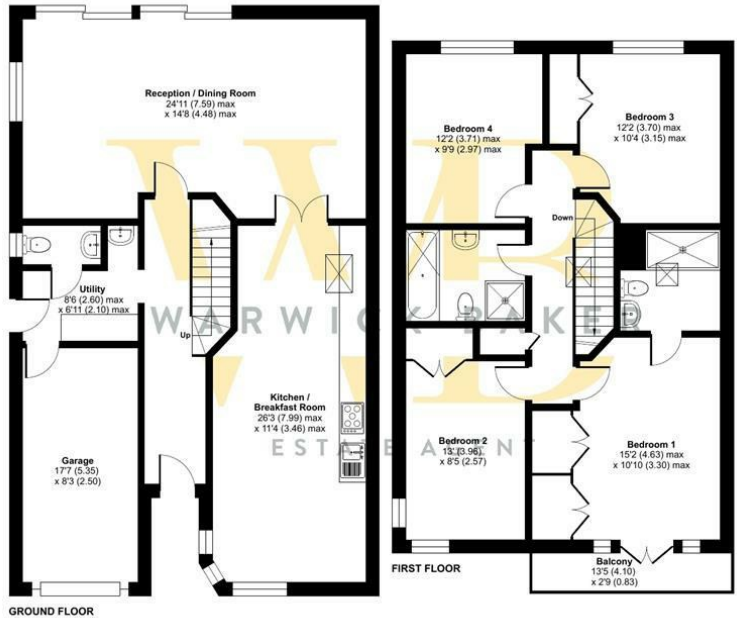
REAR GARDEN

40'4" x 32'9" (12.30 x 10.00)



Old Fort Road, Shoreham-by-Sea, BN43

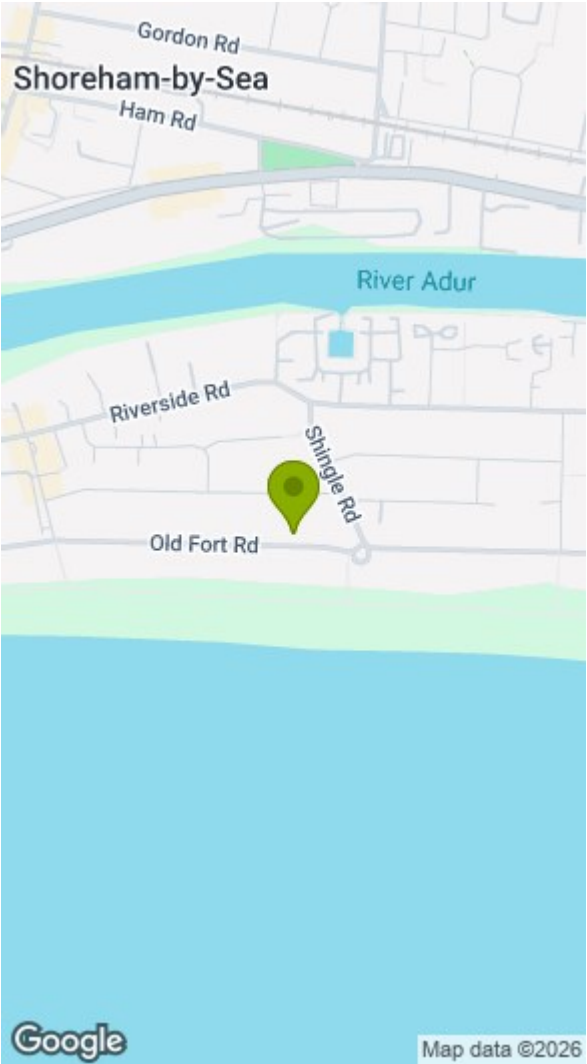
Approximate Area = 1675 sq ft / 155.6 sq m
Garage = 146 sq ft / 13.5 sq m
Total = 1821 sq ft / 169.1 sq m
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). ©richcom 2025. Produced for Warwick Baker Estate Agent Ltd. REF: 1393424

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	