

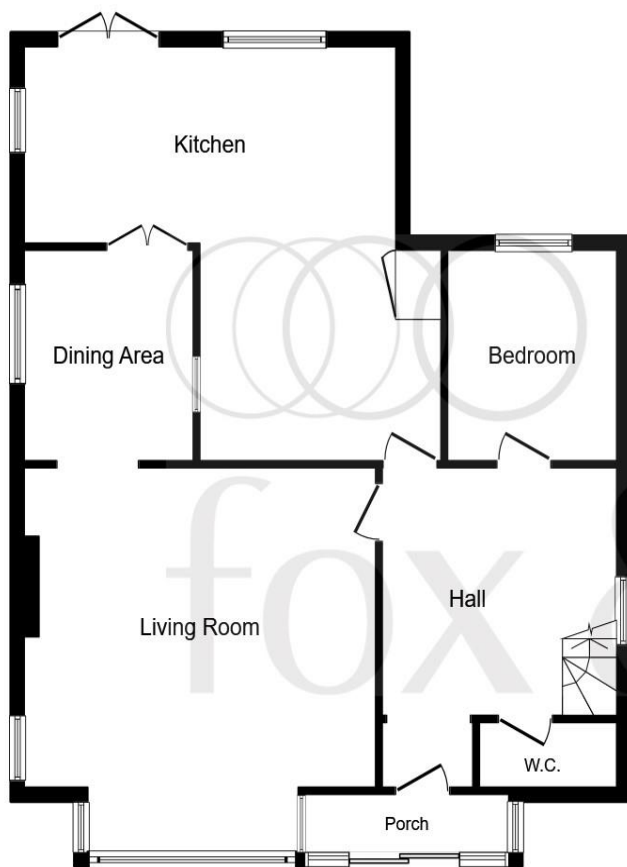


**Old Fort Road, Shoreham-By-Sea, BN43 5HB**

**welcome to**  
**Old Fort Road**

A rare opportunity to purchase an impressive family home located within a short walk of Shoreham Beach. Often considered to be the most desirable postcode in Shoreham-by-Sea, Old Fort Road offers that idyllic slice of beach life that many people dream of. The property itself is a substantial detached property with good sized accommodation including, two reception rooms, kitchen with breakfast room, three/four bedrooms, family bathroom and ensuite bathroom to bedroom two. Externally there is 43' x 42' Garden with raised sun deck area, driveway and garage. We strongly advise internal viewing as an essential.





**Ground Floor**



**First Floor**

**Entrance Hall**

11' x 9' ( 3.35m x 2.74m )

**Lounge**

18' 6" x 17' 6" ( 5.64m x 5.33m )

**Dining Room**

9' x 8' ( 2.74m x 2.44m )

**Kitchen**

17' 9" x 8' 3" ( 5.41m x 2.51m )

**Breakfast Area**

8' x 7' 6" ( 2.44m x 2.29m )

**Play Room/Bedroom 4**

9' 9" x 8' 9" ( 2.97m x 2.67m )

**Downstairs Cloakroom**

**First Floor Landing**

**Master Bedroom**

15' 3" x 14' 6" ( 4.65m x 4.42m )

**Bedroom Two**

15' 3" x 9' 6" ( 4.65m x 2.90m )

**En Suite Shower Room**

**Bedroom Three**

10' 6" x 10' 6" ( 3.20m x 3.20m )

**Family Bathroom**

**Front Garden**

**Rear Garden**

## welcome to Old Fort Road

- Detached Beach Fronted Family Home
- Three Bedrooms with Additional Playroom/Bedroom Four
- Two Reception Rooms
- Driveway and Garage
- 43' x 42' Rear Garden with Outside Office
- No Onward Chain
- Large Kitchen/Breakfast Room

Tenure: Freehold EPC Rating: D

offers in excess of

**£675,000**



Please note the marker reflects the  
postcode not the actual property

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Property Ref:  
SHM103526 - 0002

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

  
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