



**Oakley**

Your Sussex property expert



154 Old Fort Road, Shoreham Beach, BN43 5HL - £1,500,000



# 154 Old Fort Road, Shoreham Beach, BN43 5HL

£1,500,000 - Freehold

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A stunning beachfront home offering the finest coastline views

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This is a fantastic and unique opportunity to purchase a 3 bedroom detached house with direct access to Shoreham Beach, sitting on a plot of circa 0.18 of an acre, also providing huge potential for further redevelopment (subject to consent)

The house is approached at the eastern end of Shoreham Beach and is entered via a large private driveway with room for ample vehicles.

The ground floor has a warm and welcoming entrance hallway, a double garage, shower room and 2 double bedrooms. You can also access the garden from the ground floor making it extremely useful when coming back from the beach.

This fun and retro style house has been designed at a slight angle (thought to be the only one on Shoreham Beach) to maximise the gorgeous views on offer on the first floor which provides a superb lounge, dining space, modern fitted kitchen and a further bedroom with an en-suite bathroom.

Outside, is a full width glass balcony giving you more room to relax and entertain and on the ground floor is an inviting garden space with double gates opening directly onto the beach.

Ever-popular, Shoreham is the perfect place to appreciate all the location has to offer. Positioned between the coastline and South Downs National Park, the town centre has some amazing independent retailers and restaurants and demand for beachfront property rises year on year with very few destinations in the UK offering this type of property and lifestyle.

Shoreham has well connected transport links to Brighton, London and Worthing and the beach is a secluded oasis with a wonderful setting, giving easy access for wild water swimming, paddle boarding, kite surfing and Shoreham Sailing Club is located nearby to the house.

This is undoubtedly a place connecting you with nature. From walking and cycling on the local paths and river bank to a variety of water sports. Locally, whether it's a trip to the Ropetackle Arts Centre, or the Duke of Wellington pub to sample the local music scene, there is always something to immerse yourself in. Shoreham is ideal for a multitude of lifestyles, offering the very best of coastal and countryside living. There's so much to do. By day, ramble through the beauty of the South Downs National Park and admire the flora and fauna bathing in natural light. By night, retreat to your beachfront home and watch the changing horizon and gaze across this stunning coastline.









# Old Fort Road, Shoreham-by-Sea



Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C		
55-68	D	66 D	
39-54	E		
21-38	F		
1-20	G		

## Useful information

Council Tax - Band G  
 Freehold:  
 Adur & Worthing District Council

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Ground Floor  
 Approximate Floor Area  
 831.94 sq ft  
 (77.29 sq m)

First Floor  
 Approximate Floor Area  
 1071.54 sq ft  
 (99.55 sq m)

Approximate Gross Internal Area = 176.84 sq m / 1903.49 sq ft

Illustration for identification purposes only, measurements are approximate, not to scale.

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To book a viewing, or a valuation of your own property, get in touch with one of our experts.

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