



Old Fort Road, Shoreham-By-Sea

PCM
£4,750 PCM

- Substantial Detached Family Home
- Backing Directly Onto The Beach On The Foreshore
- Five Double Bedrooms
- Spacious Kitchen/Breakfast Room
- EPC energy rating C (75)
- Double Garage With Electric Door
- Lounge/Diner
- Primary Bedroom With Full Width Bungalow & Stunning Views
- Full En-Suite Bathroom
- Ample Parking

Robert Luff & Co are pleased to offer for rent this exceptional detached family home in a peaceful cul-de-sac on Shoreham Beach, BN43 5HL, backing directly onto the foreshore. The property features a large forecourt with parking, integral double garage, L-shaped lounge/diner, kitchen, ground floor WC, boot room and laundry.

The first floor offers a galleried landing, a primary bedroom with balcony and en-suite, three further double bedrooms, and a family bathroom. The second floor comprises a room with stunning views.

Outside, a low-maintenance south-facing garden provides direct beach access.

The area is renowned for its coastal charm, local shops, cafes, and cultural and recreational amenities, including Shoreham Beach Primary School, Ropetackle Arts Centre, and the Adur Outdoor Activities Centre. Excellent transport links include Shoreham-by-Sea station with services to London and Brighton.

Viewing is essential to appreciate this superb home and its enviable location.

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Accommodation

Reception Hall

Double doors to front, downlighters, two radiators, tiled floor.

W C

Fully tiled walls, close coupled W/C, wash hand basin, extractor fan.

Boot Room 8'7" x 6'7" max (2.62m x 2.01m max)

Hanging, shoe cubby holes, radiator.

Laundry Room 18'1" x 7'1" (5.61m x 2.16m)

Base level units, worksurfaces incorporating stainless steel single drainer sink unit with mixer tap, space and plumbing for appliances.

Lounge/Dining Room 40'2" x 22'6" max narrowing to 13'1" (12.24m x 6.83m max narrowing to 3.99m)

L shaped room. Double glazed windows to front & rear, two sets of double glazed French doors accessing the garden, entertainment wall, downlighters, wall lights, herringbone LTV flooring.

Kitchen/Breakfast Room 24'4" x 23'1" narrowing to 13'6" (7.42m x 7.04m narrowing to 4.11m)

L shaped room. Range of fitted wall & base level units, fitted roll edged worksurfaces incorporating stainless steel single drainer one and a half bowl sink unit with mixer tap, space for range cooker with extractor hood over, space and plumbing for dishwasher, space for fridge/freezer, tiled splashbacks. Double glazed windows to rear & sides, two sets of double glazed French doors onto garden.

First Floor Landing

Double glazed window to front, downlighters, radiator, airing cupboard.

Primary Bedroom 22'2" x 14'3" (6.76m x 4.34m)

Downlighters, full length fitted wardrobes, two upright radiators, two sets of double glazed French doors opening onto:

Full Width Balcony

With glass balustrade and stunning sea & coastal views.

En-Suite Bathroom

Double glazed window to side. Underfloor heating. Fitted suite comprising: inset, tile enclosed bath, walk in shower enclosure with wall mounted shower, vanity unit with inset wash hand basin and cupboard under, part tiled walls, tiled floor and heated towel rail.

Bedroom Two 14'8" x 13'1" (4.47m x 3.99m)

Downlighters, double glazed windows & French doors opening onto balcony.

Bedroom Three 16'3" x 10'5" (4.95m x 3.18m)

Double glazed window to front, coving, radiator, storage cupboard into eaves.

Bedroom Four 13'1" x 10'8" (3.99m x 3.25m)

Double glazed window to front, downlighters, stairs to second floor.

Family Shower Room

Double glazed window to side. Large wall mounted white sink with mixer tap and set into a vanity unit. Integrated push button low level flush W/C. Fitted shower cubicle with rainfall shower head and separate attachment.

Second Floor

Bedroom 38' x 17'5" (11.58m x 5.31m)

Two Velux windows to front, double glazed windows to rear with stunning sea & coastal views, downlighters, wooden flooring, two radiators, cupboard housing mega flow water cylinder.

Outside

South Facing Garden

Patio, large deck, wall enclosed with gate onto the beach.

* The sellers have advised us that there is a swimming pool under the deck which could be re-commissioned.

Parking

Electric gates to front accessing large imprinted concrete driveway.

Integral Double Garage 21'2" max x 16'7" (6.46m max x 5.05m)

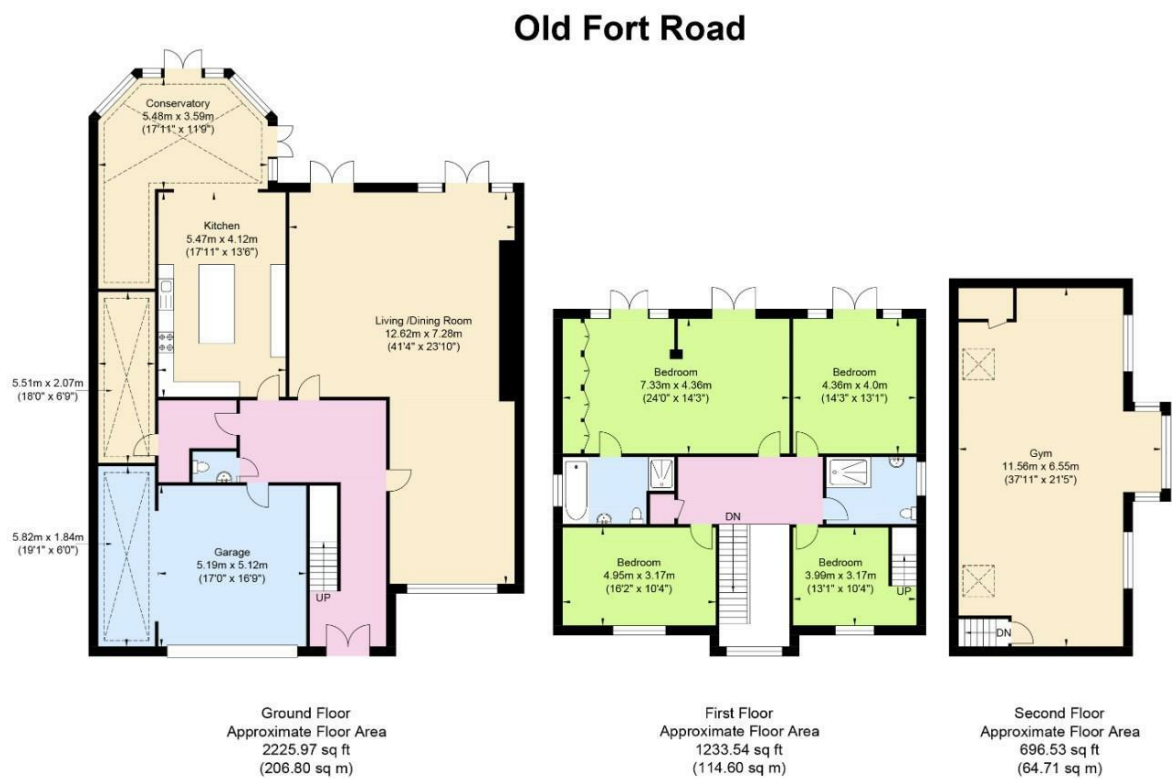
Electric up & over door, power, light, wall mounted central heating boiler.



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Approximate Gross Internal (Including Garage) Area = 386.11 sq m / 4156.04 sq ft
Illustration for identification purposes only, measurements are approximate, not to scale.

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

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

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