



Old Fort Road, Shoreham by sea
£550,000



Property Type: Semi Detached House

Bedrooms: 2

Bathrooms: 1

Receptions: 1

Tenure: Freehold

Council Tax Band: C

- Two Double Bedrooms
- Modern Fitted Kitchen
- Contemporary Four Piece Bathroom
- Wrap Around South Facing Garden
- Main Bedroom With South Facing Balcony With Direct Sea Views
- Stones Throw Away From The Foreshore
- Off Road Parking
- Open Plan Dual Aspect Lounge/Dining Room
- Downstairs Bedroom

We are excited to present this unique opportunity to acquire this characterful and well presented two bedroom link semi-detached former coastguard cottage, situated in this popular Shoreham Beach location benefitting from direct sea views.

Situated on level ground on the North side of Old Fort Road giving direct sea views between the houses on the foreshore and and immediate access to the beach itself. There are local shops in Ferry Road and a footbridge which takes you in to Shoreham Town Centre which has a selection of shops, bars and restaurants. The mainline station gives direct access to London and Brighton and along the South Coast.





Composite obscure glass double glazed front door through to:

SPACIOUS ENTRANCE HALL South aspect. Comprising pvcu double glazed window, lvt flooring, radiator, single light fitting, wall mounted heating control panel.

MODERN OPEN PLAN FITTED KITCHEN Comprising Iroko wood work surfaces with cupboards below and matching eye level cupboards, inset one and a half bowl composite sink unit with mixer tap, inset four ring electric hob with extractor fan over, tiled splashbacks, matching cupboard housing Ideal combination boiler, space and provision for fridge/freezer, washing machine and dishwasher. Contemporary ceiling light fitting, tiled flooring.

OPEN PLAN DUAL ASPECT LOUNGE/DINING ROOM South and East aspect. Comprising pvcu double glazed double doors leading out onto the wraparound garden, further pvcu double glazed window, lvt flooring, single light fitting, recessed surround sound system, wall mounted heating control panel, views towards the shingle beach, home cinema with Denon surround sound system having a Optoma ceiling projector and integrated ceiling speakers, stairs to first floor.

GROUND FLOOR BEDROOM East aspect. Comprising pvcu double glazed window with bespoke black out blinds, radiator, lvt flooring, single light fitting, fitted wardrobes with hanging rail and shelving.

MODERN FITTED BATHROOM Accessed via the entrance hall. North aspect. Comprising obscure glass pvcu double glazed window, walk in shower cubicle with integrated shower attachment, freestanding bath with contemporary mixer tap, low flush wc, Riverstone hand wash basin with mixer tap, attractive wooden vanity unit, shaver point, recessed spotlights, tiled flooring with underfloor heating, tiled walls, contemporary wall mounted heated towel rail.

FIRST FLOOR BEDROOM South aspect. Comprising lvt flooring, radiator, single light fitting, door through to eaves storage with single velux roof window and ceiling mounted strip light. Pvcu double glazed sliding door (with bespoke black out blinds) leading out onto :-

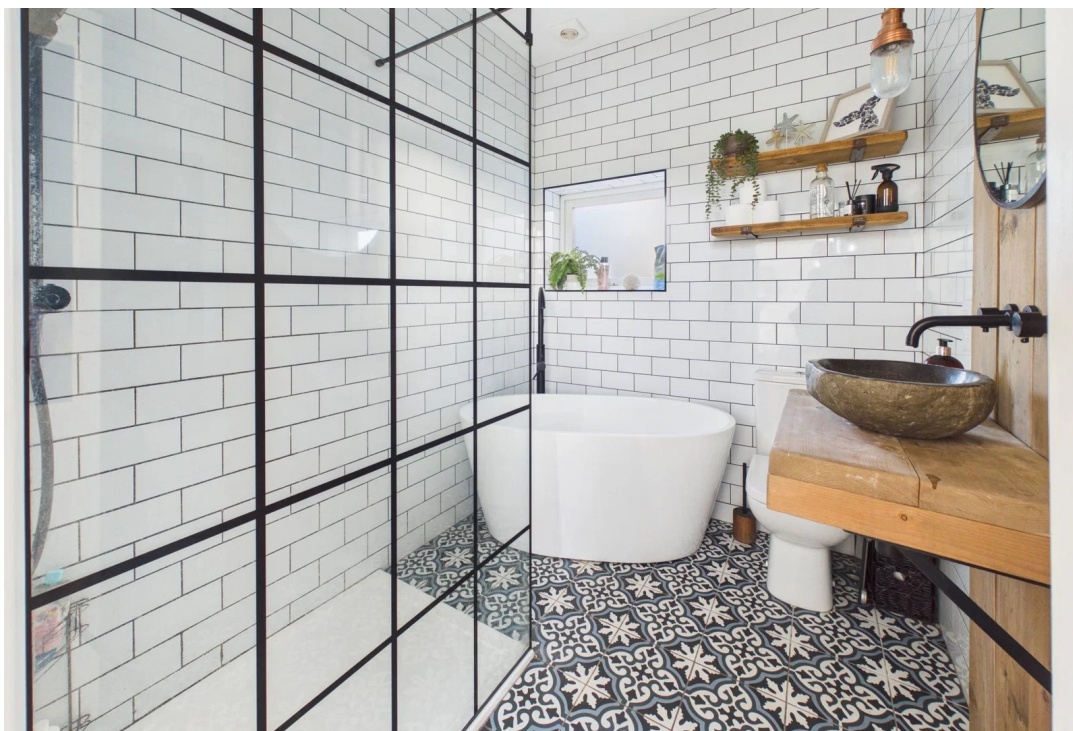
FEATURE BALCONY Benefiting from direct sea views, having glass balustrade and decked flooring.

EAVES STORAGE Further eaves storage area with two Velux roof windows and single ceiling strip light.

PRIVATE DRIVEWAY Providing off road parking for approximately three vehicles.

WRAP AROUND GARDEN Wooden decked patio area, stepping down onto a large shingle garden enclosed by a dwarf wall. Outside tap, external power points. Also benefitting from direct sea views.

WORKSHOP Providing external storage space.





Approximate total area^m

937 ft²
87 m²

Balconies and terraces

45 ft²
4.2 m²

Reduced headroom

243 ft²
22.6 m²

(1) Excluding balconies and terraces

Reduced headroom
..... Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		76
(55-68) D		
(39-54) E	54	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Whilst we endeavour to make out properties particulars accurate and reliable, we have not carried out a detailed survey. If there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information for you, particularly if you are contemplating travelling some distance. Whilst every effort has been made to ensure that any floorplans are correct and drawn as accurately as possible, they are to be used for layout and identification purposes only and are not drawn to scale. The services, where applicable, including electrical equipment and other appliances have not been tested and no warranty can be given that they are in working order, even where described in these particulars. Carpets, curtains, furnishing, gas fires, electrical goods/ fittings or other fixtures, unless expressly mentioned, are not necessarily included with the property.