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Old Fort Road

Shoreham-By-Sea, BN43 5HL

Guide price £1,650,000

A rare and substantial detached coastal home positioned directly on Shoreham Beach, offering exceptional sea views from the ground floor and direct beach access from the rear garden.

From the moment you walk into the kitchen and dining room, your eye is immediately drawn through the house towards the sea. This is what makes the property so special. Unlike many coastal homes where the views are mainly enjoyed from the upper floors, 134 Old Fort Road offers a genuine connection to the beach from the main living spaces.

The ground floor provides generous and versatile accommodation, including a welcoming entrance porch, separate reception room, study, kitchen, dining room, utility room and a spacious living room. The living room flows through to a superb garden room and bar area, creating an excellent space for entertaining, relaxing and enjoying the outlook. Large doors open directly onto the rear terrace and garden, perfectly framing the beach and sea beyond.

The kitchen sits at the heart of the home and opens through to the dining area, where the sea views immediately become the focal point. This layout works particularly well for family living and entertaining, with a natural flow out towards the garden, decking and beachfront setting.

On the first floor, both the main bedroom and second bedroom are positioned to the rear of the house and benefit from access out onto a spacious roof terrace. From here, there are outstanding coastline views, making it an ideal spot for morning coffee, evening drinks or sunbathing while looking out towards the sea. Further bedrooms and bathroom facilities complete the first floor accommodation.

The second floor provides a large additional bedroom with eaves storage, creating a flexible space that could work well as a principal bedroom, guest suite, teenager's room or home office.

Outside, the rear garden is a standout feature. A large decked terrace provides the perfect place for outdoor dining, while the lower garden offers space for children to play and enjoy beachside living. A private gate leads directly out onto the beach, making this a genuinely rare opportunity for buyers wanting immediate access to the coast.

To the front, the property benefits from a large driveway providing ample off street parking, along with an integral garage. The house sits on a generous plot, giving buyers an excellent opportunity to extend, remodel and further enhance the property, subject to the necessary planning permissions.

In total, the house extends to approximately 2,653 sq ft including the garage, offering excellent space, flexibility and further potential.

134 Old Fort Road is a unique beachside family home with impressive proportions, direct sea views from the principal ground floor rooms, roof terrace coastline views, direct access onto the beach and huge potential to create something truly special.

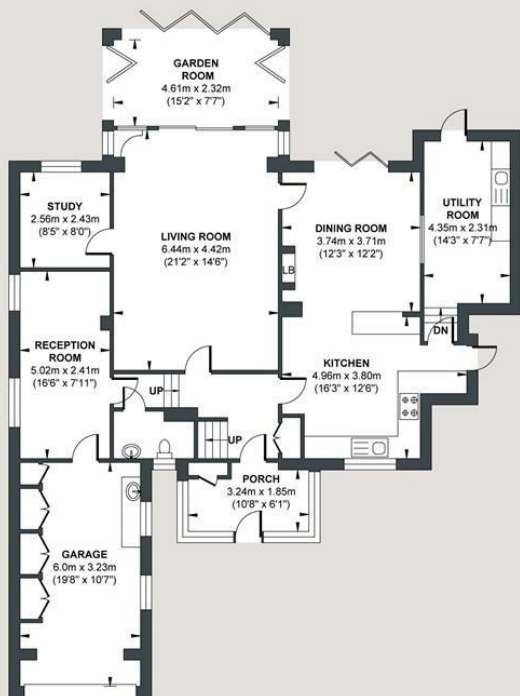
- Rare detached home directly on Shoreham Beach
- Exceptional sea views from the ground floor
- Direct beach access from the rear garden
- Spacious kitchen and dining room with sea views
- Large living room leading into garden room and bar area
- Principal bedroom with en suite and walk through dressing area
- Main bedroom and second bedroom open onto a roof terrace
- Superb coastline views from the terrace
- Large driveway and integral garage
- Generous plot with excellent scope to extend and improve, subject to consent

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



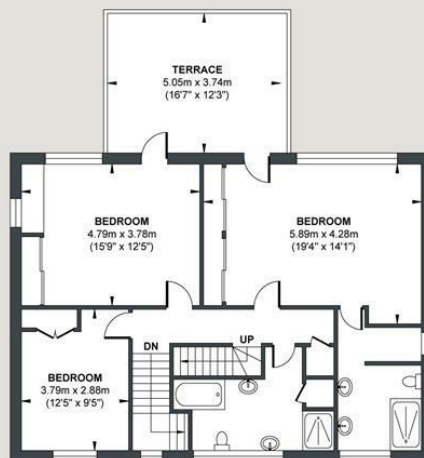
OLD FORT ROAD

Approx. Gross Internal Floor (Including Garage) Area = 246.50 sq m / 2653.30 sq ft
 Illustration for identification purposed only, measurements are approximate, not to scale.



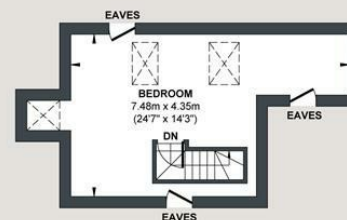
GROUND FLOOR

Approximate Floor Area
 1478.31 sq ft
 (137.34 sq m)



FIRST FLOOR

Approximate Floor Area
 887.81 sq ft
 (82.48 sq m)



SECOND FLOOR

Approximate Floor Area
 287.18 sq ft
 (26.68 sq m)



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All measurements are approximate



