



145 Old Fort Road | | Shoreham-By-Sea | BN43 5HL

WB
WARWICK BAKER
ESTATE AGENT



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£799,950

SOLD BY WARWICK BAKER ESTATE AGENTS
SIMILAR PROPERTIES URGENTLY REQUIRED, BUYERS WAITING !!
01273 461144 - george@warwickbaker.co.uk

Warwick Baker Estate Agents are delighted to offer this rarely available detached house, with views upstairs of the English Channel. The house benefits from entrance porch, entrance hall, 4 bedrooms, south facing lounge, dining room, kitchen/breakfast room, utility room, study, hobby room, ground floor shower room, family bathroom, private driveway and 70' lawned rear garden. Internal viewing highly recommended by the vendors sole agent.

- 4 BEDROOMS
- SOUTH FACING LOUNGE
- DINING ROOM
- KITCHEN/BREAKFAST ROOM
- UTILITY ROOM
- STUDY + TACKLE ROOM
- GROUND FLOOR SHOWER ROOM
- FAMILY BATHROOM
- FRONT GARDEN + PRIVATE DRIVEWAY
- 70' REAR GARDEN

Front door leading to: ENTRANCE PORCH

8'2" x 6'5" (2.49 x 1.97)

Double glazed windows to both sides, double glazed window to front, southerly aspect, vinyl flooring,

Part frosted glazed door off entrance porch to:

ENTRANCE HALL

Measuring 3.45m, double glazed window to the side having a westerly aspect, frosted glazed window to the front having a favoured southerly aspect, radiator with independent thermostat, door giving access to understairs storage cupboard with cloaks hanging space, gas and electric meters and electric trip switches.

Door off entrance hall to:

LOUNGE

18'4" x 11'7" (5.61 x 3.55)

Having a triple aspect double glazed windows to the front having a favoured southerly aspect, frosted double glazed window to the side having an easterly aspect, frosted glazed window to the side having a westerly aspect, feature stainless steel pebble gas effect fire place with stone surround, stone insert, stone hearth, double radiator.

Twin frosted glazed doors off lounge to:

DINING ROOM

10'10" x 10'1" (3.31 x 3.08)

Double glazed windows and double glazed patio door to the rear, single radiator.

Doorway off dining room to:

KITCHEN/BREAKFAST ROOM

14'6" x 10'0" (4.44 x 3.07)

Comprising 1 1/4 bowl UPVC sink unit with mixer tap inset into granite effect work top with cupboards under, space and plumbing for dishwasher to the side, corner end display shelving, tiled splash back, adjacent "L" shaped worktop/breakfast bar with drawers and cupboards under, tiled splash back, matching wall units over, corner end display shelf, further adjacent worktop with inset "Creda" electric hob with drawer and cupboards under, corner end display shelf, tiled splash back, matching wall units over with corner end display shelf, built in integrated extractor, built in "Neff" double electric oven to the side with "Neff" grill over, storage cupboards under and over, further built-in matching larder style storage cupboard, space for tall fridge/freezer to the side, vinyl flooring, double radiator, double glazed windows to the rear, door giving access to the entrance hall.

Georgian style glazed door off kitchen/breakfast room to:

UTILITY ROOM

6'3" x 6'0" (1.91 x 1.84)

Comprising stainless steel sink unit with mixer tap inset into granite effect roll edge worktop with storage cupboard under, space and plumbing for washing machine to the side, space and plumbing for tumble dryer to the side, matching back splash, matching storage cupboard over, "Worcester" gas fired combination boiler, double glazed window to the side having a westerly aspect, vinyl flooring.

Georgian glazed door off utility room to:

SUN ROOM

10'3" x 8'11" (3.13 x 2.72)

Being of a irregular shape, double glazed windows to the side and rear, twin double glazed doors giving access to the rear garden, single panel radiator, vinyl flooring.

Door off sun room to:

STUDY

16'11" x 8'11" (5.16 x 2.73)

Double glazed windows to the front having a favoured southerly aspect, laminate wood flooring, double panelled radiator.

Door off study to:

HOBBY ROOM

10'3" x 9'1" (3.13 x 2.79)

Frosted double glazed windows to the rear, vinyl flooring, UPVC panelled walls, UPVC panelled ceiling.

Door off entrance hall to:

DOWNSTAIRS SHOWER ROOM

Being fully tiled, comprising of vanity inset wash hand basin, contemporary style mixer tap, four storage cupboards under, mirror over with storage cupboards to either side, low level w.c., step in fully tiled shower cubicle with built in shower with separate shower attachment, folding shower screen, heated hand towel rail, frosted double glazed window, extractor fan.

Door to:

TURNING STAIRCASE

With bannister and spindle. to first floor landing.

LANDING

Double glazed window to side having a westerly aspect with views of Shoreham Beach and the English Channel, Door off landing with airing cupboard with factory lagged hot water cylinder with fitted immersion heater and slatted shelving over, storage cupboard over with slatted shelving,

access to loft storage space.

Door off landing to:

BEDROOM 1

14'11" x 11'6" (4.57 x 3.51)

Double glazed windows to the front having a favoured southerly aspect with direct views of Shoreham Beach and views of the English Channel, built in wardrobes with hanging and shelving space, further single built in storage cupboard with shelving, built in dressing table with set of drawers, further built in bedroom furniture either side of the bed comprising 2 single storage cupboards, display corner shelving over.

Door for landing to:

BEDROOM 2

10'11" x 9'11" (3.33 x 3.04)

Double glazed windows to the rear with views over the South Downs, single panelled radiator, two built in double wardrobes with hanging space and shelving, built in range of three drawers, built in dressing table with three drawers and storage cupboard, further built in bedroom furniture over the bed comprising two built in double door storage cupboards, display shelf below.

Door off landing to:

BEDROOM 3

10'7" x 7'6" (3.25 x 2.30)

Having a dual aspect with double glazed windows to the side having an easterly aspect, double glazed windows to the rear with views of the South Downs, double panelled radiator, built in double door wardrobe with hanging and shelving space, built in dressing table with three drawers and storage cupboard with display shelving to the side, double panelled radiator.

Door off landing to:

BEDROOM 4

8'3" x 7'11" (2.54 x 2.43)

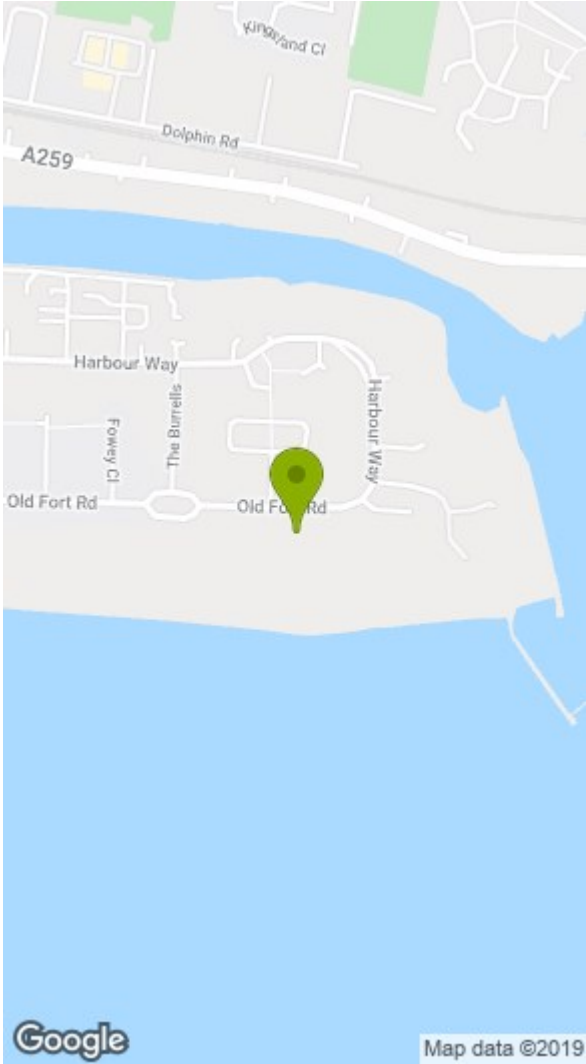
Double glazed windows to the front having a favoured southerly aspect with direct views of Shoreham Beach and views of the English Channel, built in storage cupboard with hanging space, storage cupboard over, single panelled radiator.

Door off landing to:

FAMILY BATHROOM

Comprising panelled corner bath with brass effect mixer tap and separate shower attachment, part tiled walls, pedestal wash hand basin with contemporary style mixer tap, low level w.c, single panelled radiator, frosted double glazed window.





Disclaimer

* These particulars are intended to give a fair and substantially correct overall description for the guidance of intending purchasers and do not constitute an offer or part of a contract. Prospective purchasers and/or lessees ought to seek their own independent professional advice.

* All descriptions, dimensions, areas, references to condition and necessary permissions for use and occupation and other details are given in good faith and are believed to be correct, but any intending purchasers should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them.

* All measurements are approximate

