



**Shoreham-By-Sea, West Sussex BN43 5RJ**  
**O.I.R.O. £975,000**



# Old Fort Road

Shoreham-By-Sea, West Sussex

A truly spectacular and unique detached house situated on the much sought after Old Fort Road, Shoreham Beach. The property showcase's stunning unrestricted views across Shoreham Beach towards the sea and along with its main accommodation has the additional benefit of an entirely self contained one bedroom which is a fantastic bonus for those requiring an additional income, work from home unit or annex.

As you approach the property you are greeted by a large forecourt offering parking for several vehicles. You enter through the front door and are welcomed by a good sized entrance hall, from here you will find access to a contemporary L-Shaped lounge/dining room with a modern fitted kitchen. The room itself benefits from full width windows offering fantastic views through the garden and across Shoreham Beach towards the sea. Here is where you will find the real benefits of such a prestige location.

The ground floor accommodation also boasts convenient utility room with walk in shower room and bedroom 4.

One of the properties biggest features is its ground floor self contained one bedroom flat with its own entrance, modern fitted kitchen and a modern fitted shower room. Which is ideal for those looking for an additional income or annex.

Stairs from the entrance hall ascend to the first floor landing.

Your master bedroom offers unrestricted south facing views across the rear garden and the beach towards the sea. The room benefits from having a walk in wardrobe and an modern ensuite with sunken bath. Sliding full width doors lead you out onto your private south facing roof terrace.

On this floor you will also find an additional modern fitted shower room and two more double bedrooms.

To the rear of the property is a well landscaped south facing garden with a selection of wood decking and stones. The garden has direct and unrestricted access onto Shoreham beach.

For more information or to arrange a viewing, please contact Shore Estates on 01273 830555.



- Detached House
- Four Bedrooms
- Self-Contained 1 Bedroom Flat
- Direct Access To Shoreham Beach
- South Facing Garden
- Unrestricted Sea Views
- Off Road Parking



