



152 Old Fort Road
Shoreham-By-Sea, BN43 5HL
Asking price £2,250,000

One of the most luxurious properties on Shoreham beach. This detached 6 bedroom beachfront house has impressive panoramic sea views and beautiful landscaped grounds to reflect the natural beachside location with direct access onto the beach and boasting a heated swimming pool.

The house has a contemporary design and a high specification finish throughout arranged over three floors.

At the front of the property, there is off road parking for multiple vehicles and electric gates along with a double garage.

The property is walking distance of local shops as well as Shoreham Beach School. Shoreham By Sea offers a range of sought after private and state schooling. Shoreham mainline railway station has direct fast links to London Victoria and London Bridge. Comprehensive local shopping is available at The Holmbush Centre in North Shoreham.

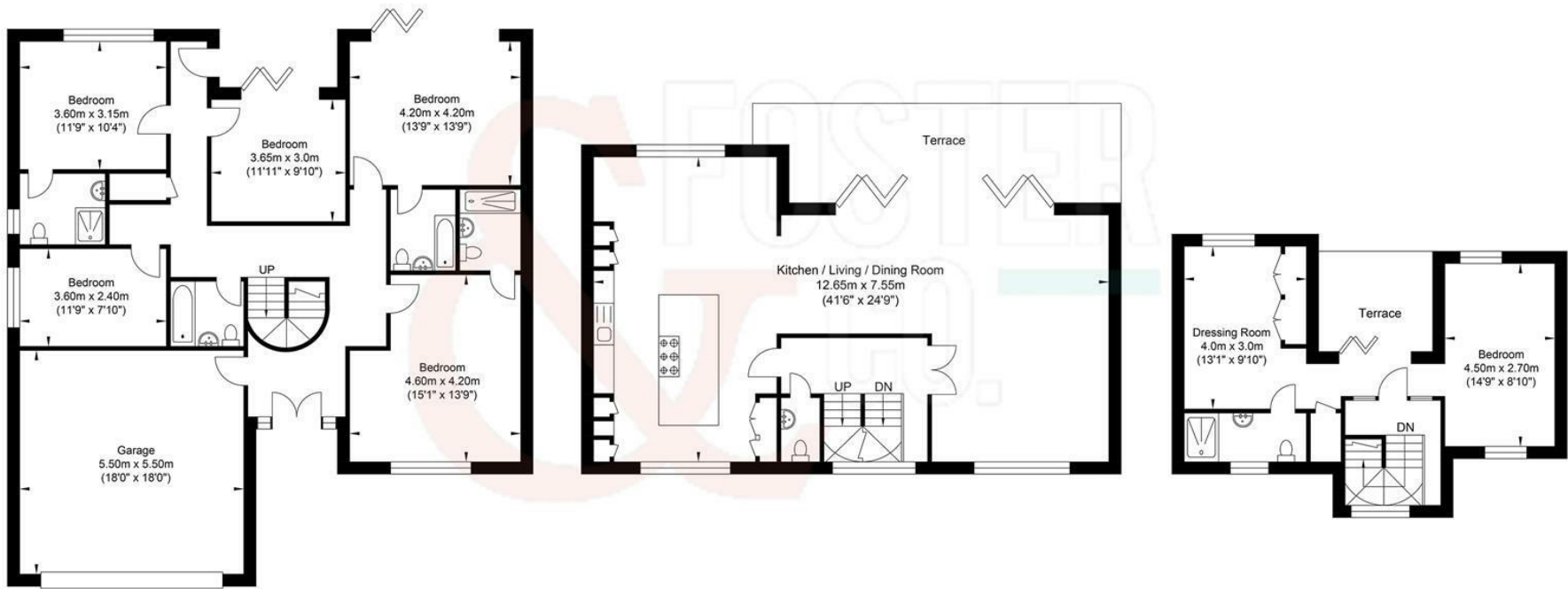
- Luxury Detached house
 - Direct Access From The Garden Onto The Beach
 - 6 Double Bedrooms
 - Large South Facing Garden
 - Large Private Driveway
- Direct Sea Views
 - Heated Swimming Pool
 - Balconies With Stunning Views
 - Double Garage
 - Luxury Kitchen

Energy Efficiency Rating		
	Current	Potential
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		
	Current	Potential
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	



Old Fort Road, Shoreham-by-Sea



Ground Floor
Approximate Floor Area
1447.42 sq ft
(134.47 sq m)

First Floor
Approximate Floor Area
895.66 sq ft
(83.21 sq m)

Second Floor
Approximate Floor Area
416.88 sq ft
(38.73 sq m)

Approximate Gross Internal Area = 256.41 sq m / 2759.97 sq ft
Illustration for identification purposes only, measurements are approximate, not to scale.
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