



32 Old Fort Road
Shoreham-by-Sea, West Sussex



Waterside

**STRUTT
& PARKER**

BNP PARIBAS GROUP

A striking beachfront home with contemporary accommodation, in a sought-after location

A striking detached coastal property that blends Art Deco and modernist styling to superb effect, with white-rendered elevations and tall panoramic windows framing magnificent sea views. Outside, a beautifully designed patio garden backs directly onto the beach, offering an exceptional setting in which to relax and enjoy the coastal lifestyle.



4 RECEPTION ROOMS



5 BEDROOMS



6 BATHROOMS



TRIPLE GARAGE



SWIMMING POOL & HOT TUB



FREEHOLD



TOWN



4,026 SQ FT



£2,750,000 GUIDE PRICE

The property

32 Old Fort Road is a magnificent five-bedroom eco home offering approximately 4,000 square feet of beautifully appointed accommodation. The property blends Art Deco character — evident in its distinctive curved frontage and horizontal bar windows — with striking modernist elements to the rear, where full-height glazing creates light-filled reception spaces with uninterrupted sea views.

This exceptionally environmentally conscious property, with MVHR, heat exchange and 10 zone underfloor wet heating systems, green sedum roofs, and greywater recycling systems is incredibly efficient due to its impressive credentials.

The property is also fitted to a very high specification with Control4 automation system for audio, TV, intercom, Lutron lighting and blinds. The built in vacuum cleaner, soft water system and LINN CCTV are also of particular note.

The ground floor offers four generous and versatile reception rooms, including a welcoming reception hall or dining area at the front. Much of the living and

entertaining space is oriented to the rear, maximising the south-facing aspect and stunning coastal outlook. These include the main reception room, which features impressive double-height glazing and a contemporary Scandinavian style woodburning stove, as well as a formal dining room and a private sitting room, ideally suited for use as a home cinema. The kitchen adjoins the main reception space in a semi open-plan layout and shares the same rear glazing, with bi-fold doors opening directly onto the garden. It is fitted with modern Italian units, premium Siemens appliances, and Silestone worktops, and includes space for informal dining. A neighbouring utility room provides additional storage and appliance space, while a spacious boot room sits to the side of the house.

The first floor features four well-proportioned double bedrooms arranged around a galleried landing that overlooks the main reception and frames wonderful sea views. Three of the bedrooms benefit from en suite facilities, while one opens onto a sunny, south-facing balcony via French doors. A separate family bathroom completes this level.











Outside

At the front of the property, security gates open onto a driveway that offers ample parking and access to a 43-foot triple garage with an adjoining workshop area. The front garden is attractively landscaped with gravel beds, a variety of shrubs, tropical palms and grasses, and features an ornamental pond.

To the rear, a south-facing paved courtyard garden provides a superb space for al fresco dining, complete with a heated outdoor swimming pool and jacuzzi—all enjoying sea views and with a gate offering direct access to the beach.

Additional outdoor living areas include a first-floor balcony and a second-floor roof terrace, both ideal for relaxing and appreciating the stunning coastal surroundings.

Location

Shoreham-by-Sea is a desirable coastal town in West Sussex, ideally positioned between Brighton and Worthing. It offers a relaxed seaside lifestyle with excellent transport links, including direct trains to London and easy access to the A27. The town blends historic charm with a creative, community-focused atmosphere, featuring independent shops, cafes, and a popular farmers' market. Bordered by the River Adur and close to both Shoreham Beach and the South Downs National Park, it appeals to families, professionals, and retirees seeking a balance of coastal living, countryside access, and commuter convenience.



Distances

- Lancing 2 miles
- Worthing 5 miles
- Brighton 10 miles

Nearby Stations

- Shoreham by Sea
- Southwick
- Lancing

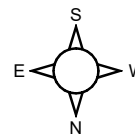
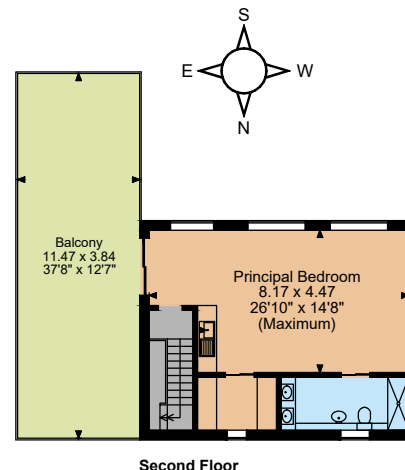
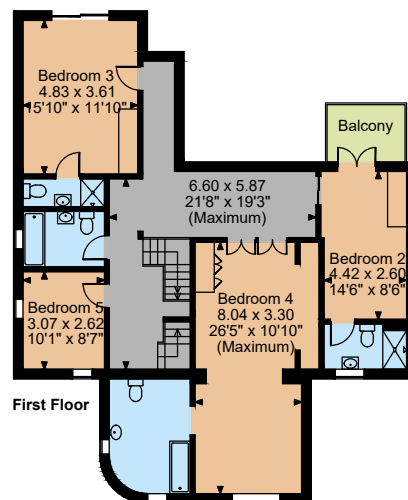
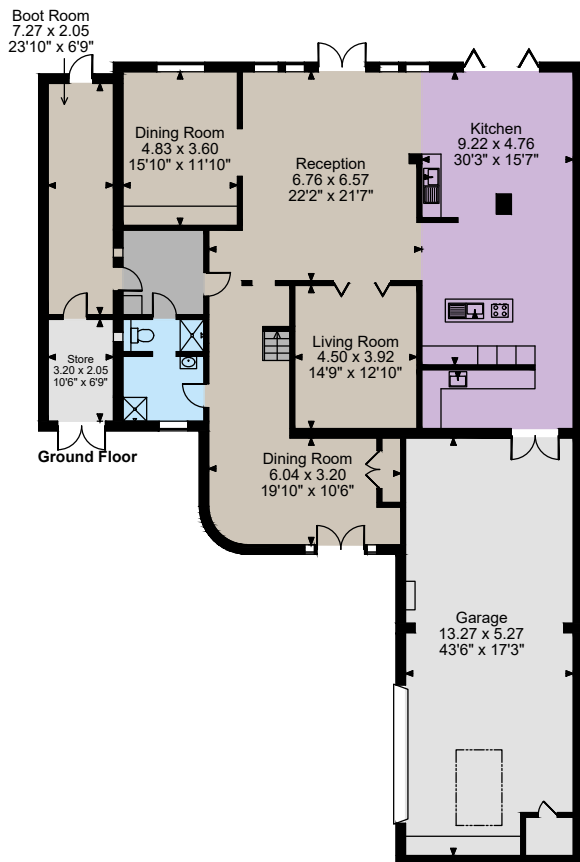
Key Locations

- Shoreham Beach
- Shoreham Fort
- River Adur
- South Downs National Park

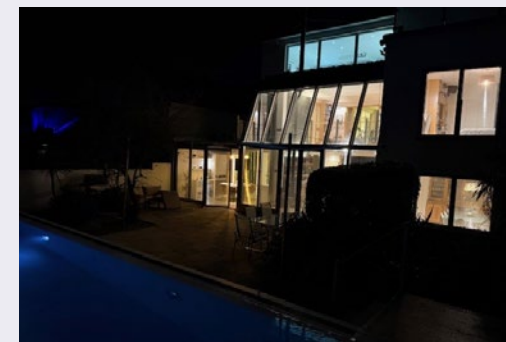
Nearby Schools

- Shoreham Academy
- Shoreham College
- Lancing College





The position & size of doors, windows, appliances and other features are approximate only.
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Floorplans

Main House internal area 4,026 sq ft (374 sq m)

Garage internal area 744 sq ft (69 sq m)

Total internal area 4,770 sq ft (443 sq m)

For identification purposes only.

Directions

BN43 5RJ

what3words: ///enacts.tumblers.alongside - brings you to the driveway

General

Local Authority: Adur & Worthing Councils

Services: Mains electricity, gas, water & drainage

Mobile and Broadband checker: Information can be found here <https://checker.ofcom.org.uk/en-gb/>

Council Tax: Band F

EPC Rating: B

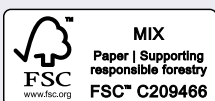
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