

THE MODERN HOUSE



Shoreham-by-Sea, West Sussex
Sold

Old Fort Road

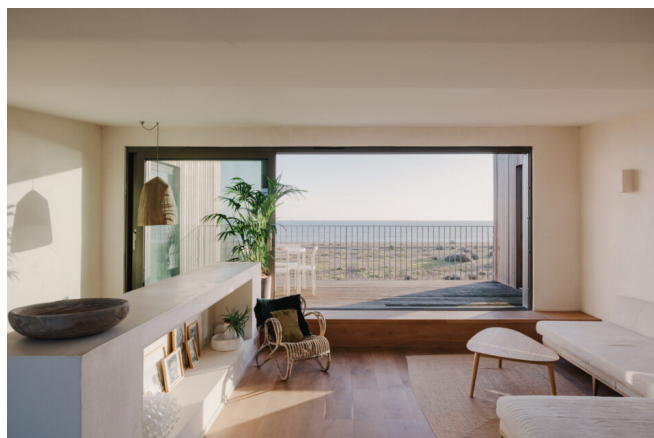
This incredible five-bedroom beachfront house can be found on a quiet section of Shoreham Beach on the beautiful West Sussex coast, just over an hour's commute from London. It approaches 4,400 sq ft over two sprawling, light-filled levels, including an attached garage and integrated apartment. Its many south-facing rooms provide exquisite views of the English Channel, and large gardens are positioned at the front and back with direct access to the shingle beach.

The Tour

The house is set far back from the road behind a private driveway with parking for several vehicles. A warm rustic cedar render adorns the lower portion of the house, with cedar cladding wrapping the upper section. Entry to the main part of the house is via a sheltered porch and log store to an entrance hall with reclaimed Crittall doors, which open to a dramatic open-plan kitchen, living and dining room. A monolithic painted-stone fireplace is set to one side beneath a double-height void. Original hardwood parquet flooring extends throughout, alongside sections of new underfloor-heated concrete.

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The kitchen pairs oak cabinetry with polished-concrete worktops and incorporates a wonderful stone-trough sink, a range cooker by Mercury and appliances by Fisher and Paykel. Behind it lies a utility room with external side access.

An elegant patina of bare plaster is used to brilliant effect throughout the house. The upper level is reached via an oak staircase which opens onto a central living space with galleried views of the ground floor and access through sliding doors to a huge south-facing decked terrace. There are three bedrooms and a study on this level. The main bedroom has a private balcony, walk-in wardrobe and shower room. The other bedrooms flank the terrace; both enjoy external access and superb views of the sea. A large family bathroom with a walk-in shower separates these two bedrooms.

Outdoor Space

Two sets of sliding glazed doors open onto the rear garden, which merges shingle with the beach, interspersed with timber sleepers, in a low-maintenance nod to the surrounding landscape. To one side is an external copper shower and a built-in hot tub, accessed via cedar-clad steps. A family room opens to the rear garden through sliding glazed doors and is separated from the ground-floor bedroom by a wet room and separate guest WC. A family room at the front of the house opens onto a walled lawn with a mature olive tree at its centre.

The Area

Shoreham-by-Sea is brilliantly positioned between Brighton and Worthing on a long stretch of beach much loved by water sports enthusiasts and year-round swimmers. From May onwards, the beach, a nature reserve, bursts into bloom with wildflowers. The beautiful River Adur runs through the town, offering opportunities for paddleboarding and canoeing. Every fortnight Shoreham has a large farmer's market famous for its local produce from the surrounding farms.

Just five minutes' drive from the South Downs National Park, Old Fort Road has access to excellent walking and cycling routes to ancient landmarks such as Cissbury Ring, Devil's Dyke and Arundel Castle. The adjacent hills and plains are now producing the most highly regarded of the new English sparkling wines as well as organic meats and vegetables, sold in an impressive network of local vintners and farm shops.

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The West Sussex Coast is peppered with seaside towns that have seen significant regeneration and are increasingly popular. Shoreham is no exception, with a number of renowned architecture practices promoting their projects along the beachfront. Worthing, Angmering, Arundel and Chichester (with its internationally renowned galleries) are within short driving distance of the house. Brighton is within easy reach, with some excellent restaurants and all the amenities of a city. Littlehampton is also close by, offering facilities for sailing in addition to the East Beach Café, designed by Thomas Heatherwick.

There are several excellent schools in the area, both state and private, including nearby Lancing College.

The house is very well-connected, with direct trains running from Shoreham-by-Sea station to London Victoria in just over an hour and to Brighton in around 15 minutes. There are also very good motorway connections via the A27. It is a 45-minute drive to Gatwick Airport, and nearby Brighton City Airport has facilities for domestic and private flights.

Council Tax Band: G

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About

The Modern House is an estate agency that helps people live in more thoughtful and beautiful ways. We believe in design as a powerful force for good. Inspired by the principles of modernism, we represent design-led homes across the UK which celebrate light, space and a truth to materials. Esquire credits The Modern House with “rewriting the rulebook on estate agency” and GQ voted us “one of the best things in the world”.