



18 Querneby Close, Shoreham by Sea, West Sussex, BN43 6EJ



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£425,000

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“End of terraced family home with private drive to garage and located in Shoreham academy catchment”

Hyman Hill is delighted to offer for sale this THREE BEDROOM mock Georgian style end of terraced family home located in a highly popular location in Shoreham.

On the ground floor this property benefits from a good sized through lounge dining room, kitchen and cloakroom. On the first floor there is three bedrooms and bathroom with separate WC.

The outside comprises of an easy maintenance paved rear garden, lawned front garden and private drive leading to garage.

Located within the Shoreham academy catchment area and having convenient access to the A259 and the A27, with the Holmbush centre near by this property is ideal for families.

Being sold with NO CHAIN and viewing is highly recommended.

Shoreham-by-Sea is a charming, historic town, 7 miles west of Brighton and 6 miles east of Worthing. The town centre is vibrant offering lots of independent and corporate shops, cafes, pubs and restaurants. The Holmbush Shopping Centre can be found close by providing a large M&S, Next and Tesco.

There is excellent access to the east/west A27 & M23 and public transport services including Shoreham-by-Sea mainline railway station is only a short walk away offering direct trains to Brighton, London and to the west.

The property is in catchment of Primary & Secondary schools, including popular Shoreham Academy with its 'Outstanding' Ofsted rating.

Shoreham by Sea also benefits from a highly popular Beach, South Downs National Park and River Adur affording fantastic water sports and walking opportunities.

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|-------------------------------|--------------------------------|
| • End of terraced family home | • Bathroom plus separate WC    |
| • Three bedrooms              | • Easy maintenance rear garden |
| • Through lounge diner        | • Private drive to garage      |
| • Ground floor cloakroom      | • Shoreham academy catchment   |

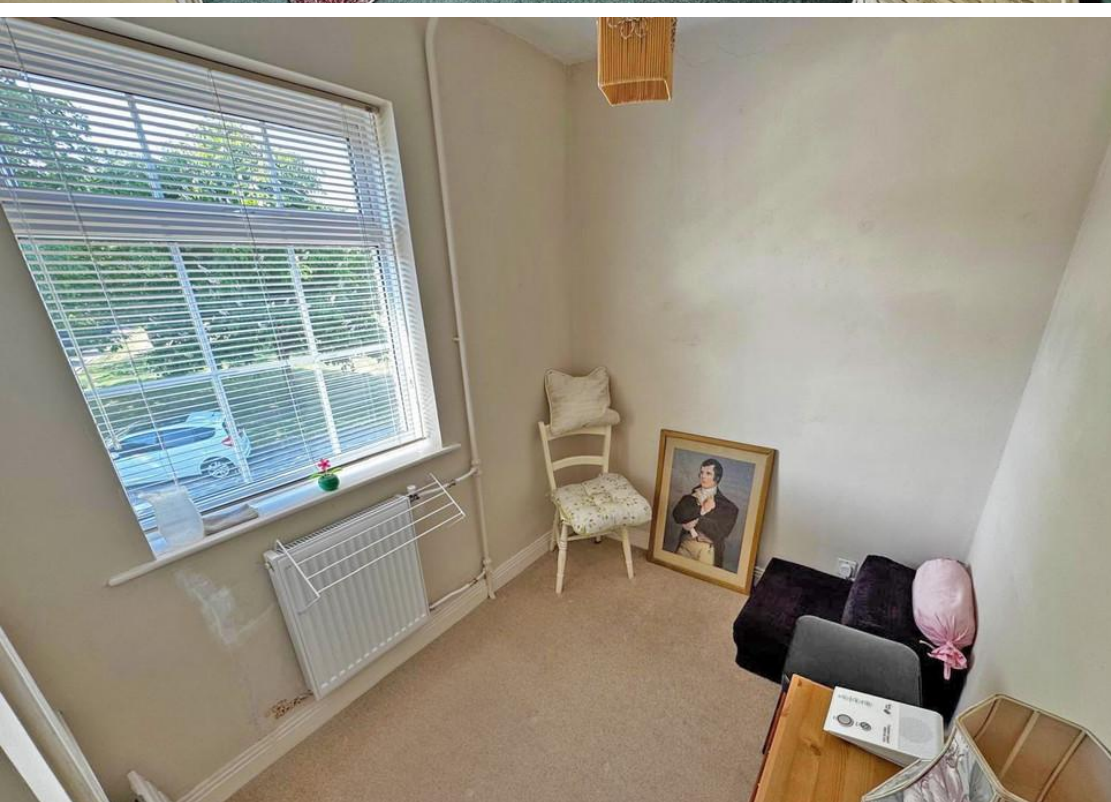






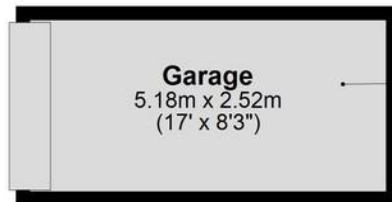
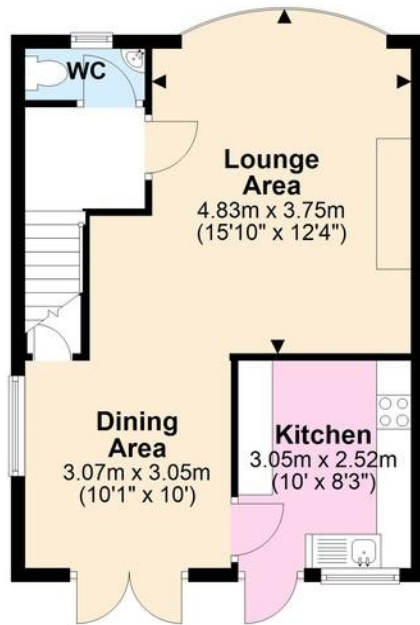








## Ground Floor



Not shown in  
actual location

Total area: approx. 87.3 sq. metres (939.7 sq. feet)

TOTAL AREA DOES NOT INCLUDE OUTBUILDINGS. This floor plan is for illustrative purposes and is not drawn to scale. Any measurements, floor areas, openings and orientations are approximate and should not be relied upon and do not form part of any agreement. No liability is taken for error or misstatement. Any party must rely upon their own inspection. Plan produced using PlanUp.

## First Floor



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		80 C
55-68	D		
39-54	E	54 E	
21-38	F		
1-20	G		

## Useful Information

**Council Tax Band:** D - £2,420.25 per annum (2025/2026)

**Tenure:** Freehold

**Local Authority:** Adur District Council



To book a viewing, or a valuation of your own property, get in touch with one of our experts.

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