



Querneby Close, Shoreham by Sea, West Sussex

£450,000

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The Property & Area

Nestled within the highly sought-after cul-de-sac of Querneby Close, this charming three-bedroom mock Georgian house presents an exceptional opportunity for discerning buyers. This property combines classic architectural appeal with modern interior comforts, making it an ideal family home.

Upon entering, you are greeted by a bright and welcoming atmosphere, a theme that continues throughout the residence. The ground floor boasts a spacious lounge dining room, providing a versatile area for both relaxation and entertaining. This inviting space is perfect for family gatherings or quiet evenings in. Adjacent to this, the modern fitted kitchen is a highlight, equipped with contemporary appliances and ample storage, catering to all culinary needs. The modern design ensures functionality without compromising on style.

One of the standout features of this property is the full-width conservatory, complete with a glass roof power and central heating. This sun-drenched extension offers an additional reception area, perfect for enjoying the garden views year-round, whether as a breakfast room, a play area, or a tranquil reading nook. It seamlessly connects the interior living space with the beautifully landscaped rear garden, enhancing the home's overall flow and appeal.

The first floor accommodates three well-proportioned bedrooms, providing comfortable private spaces for all residents. These rooms are complemented by a modern family shower room, ensuring convenience and comfort. The bright and modern décor throughout the entire house creates a fresh and appealing environment, ready for immediate occupation.

The attractive landscaped rear garden offers a private space for outdoor enjoyment, featuring thoughtful planting and design. Crucially, it benefits from convenient rear access, a practical advantage for homeowners. Furthermore, the property includes a garage, providing secure parking or additional storage, along with extra parking space to the front.

The location of Querneby Close is highly desirable, offering a peaceful residential setting whilst being incredibly well-connected. Families will appreciate the proximity to reputable educational institutions such as Shoreham Academy and Shoreham College. For everyday conveniences and retail therapy, the Holmbush Shopping Centre is less than a mile away, providing a wide array of shops and services. Excellent transport links are also readily accessible, connecting residents to wider West Sussex and beyond.

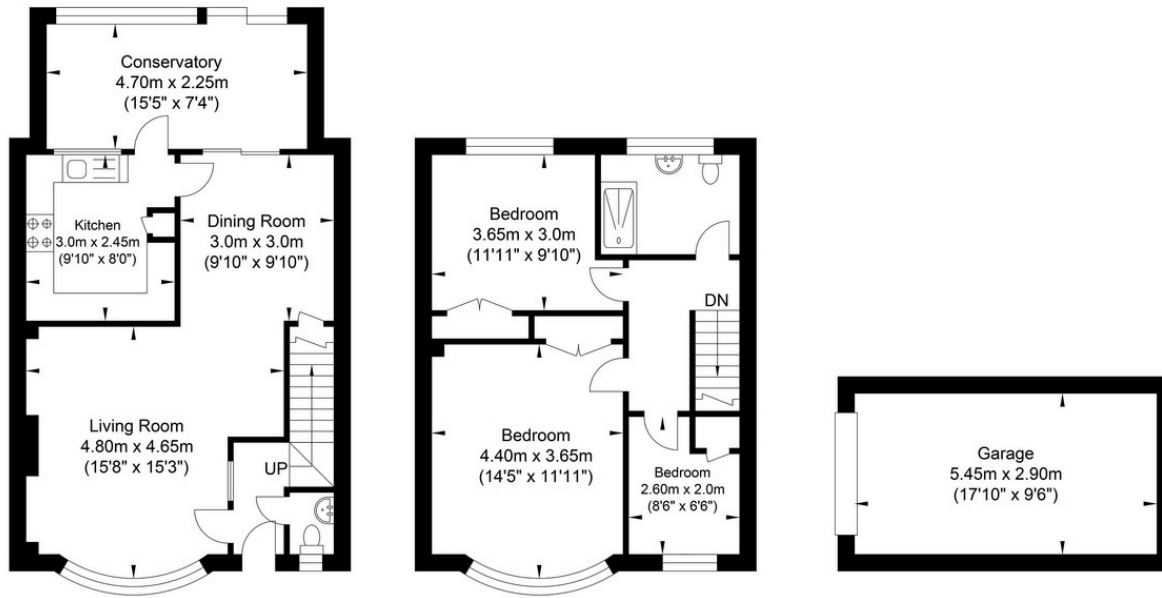
This delightful mock Georgian house in Querneby Close represents a fantastic opportunity to acquire a beautifully presented home in a prime West Sussex location. With its blend of charm, modern amenities, and superb local facilities. Call our Shoreham office on 01273 661 577 for more information or to book a viewing.

Material Information
Tenure - Freehold
Council Tax Band - D
EPC Rating - C-71



Floorplan

Querneby Close, Shoreham-by-Sea



Ground Floor
Approximate Floor Area
557.24 sq ft
(51.77 sq m)

First Floor
Approximate Floor Area
438.30 sq ft
(40.72 sq m)

Garage
Approximate Floor Area
170.17 sq ft
(15.81 sq m)

Approximate Gross Internal Area (Excluding Garage) = 92.49 sq m / 995.55 sq ft
Illustration for identification purposes only, measurements are approximate, not to scale.



Oakley

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Energy Performance Certificate

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	71 C	79 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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