



3 Montague Close | | Shoreham-By-Sea | BN43 6EF



ESTATE AGENT



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Offers In Excess Of £489,999

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WARWICK BAKER ESTATE AGENTS IS DELIGHTED TO PRESENT TO THE MARKET THIS EXCEPTIONAL END-OF-TERRACE HOUSE, EXHIBITING AN ABUNDANCE OF CHARM AND CONTEMPORARY FLAIR.

NESTLED WITHIN A SERENE CUL-DE-SAC, THIS RESIDENCE BOASTS A WONDERFULLY SUNLIT LIVING ROOM ENHANCED BY A DELIGHTFUL BAY WINDOW, CREATING A WARM AND INVITING ATMOSPHERE. THE HEART OF THE HOME IS THE OPEN PLAN KITCHEN AND DINING AREA, FEATURING ELEGANT PATIO DOORS THAT SEAMLESSLY CONNECT THE INDOOR LIVING SPACE TO THE ENCHANTING REAR GARDEN, PERFECT FOR ALFRESCO DINING AND ENTERTAINING.

- QUIET CUL-DE-SAC
- LANDSCAPED REAR GARDEN
- QUIET CUL-DE-SAC LOCATION
- IMMACULATELY PRESENTED
- 9'3 X 7'8 HOME OFFICE/STUDIO
- PLEASE CALL - 01273 461144
- 15'6 X 14'2 SOUTH FACING LIVING ROOM
- MODERN CONTEMPORARY BATHROOM
- 18'9 X 9'11 OPEN PLAN KITCHEN/DINING ROOM
- SHOREHAM ACADEMY CATCHMENT

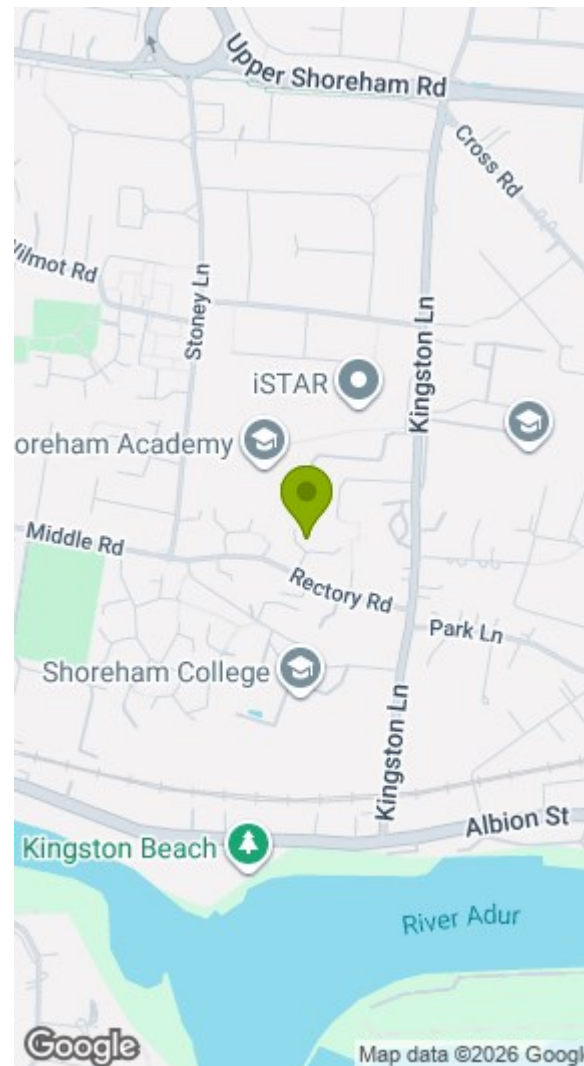


## Montague Close, Shoreham-by-Sea, BN43

Approximate Area = 928 sq ft / 86.2 sq m  
 Garage = 155 sq ft / 14.3 sq m  
 Outbuilding = 71 sq ft / 6.5 sq m  
 Total = 1154 sq ft / 107 sq m  
 For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS2 Residential). Produced for Warwick Baker Estate Agent Ltd. REF: 1264983. ©richecom 2025.



### Disclaimer

\* These particulars are intended to give a fair and substantially correct overall description for the guidance of intending purchasers and do not constitute an offer or part of a contract. Prospective purchasers and/or lessees ought to seek their own independent professional advice.

\* All descriptions, dimensions, areas, references to condition and necessary permissions for use and occupation and other details are given in good faith and are believed to be correct, but any intending purchasers should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them.

\* All measurements are approximate

Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
	Current	Potential	
Very energy efficient - lower running costs			Very environmentally friendly - lower CO <sub>2</sub> emissions
(92 plus) A			(92 plus) A
(81-91) B			(81-91) B
(69-80) C			(69-80) C
(55-68) D			(55-68) D
(39-54) E			(39-54) E
(21-38) F			(21-38) F
(1-20) G			(1-20) G
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> emissions
England & Wales	EU Directive 2002/91/EC	83	England & Wales
		70	