



9 Quicksilver Street, Worthing, BN13 1FL

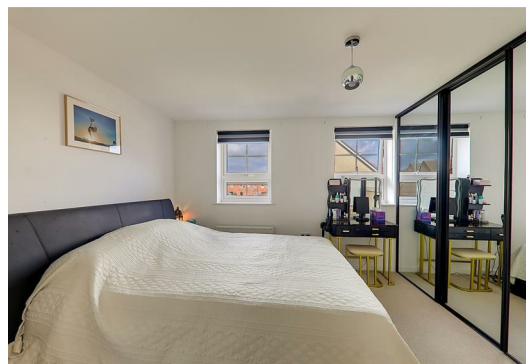
Price £415,000

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A fantastic opportunity to purchase this modern family home located on popular Cissbury Chase, Goring by Sea. Built in 2017 by Barratts this Abingdon home offers the remaining NHBC guarantees. The property is sited in a desirable position with two allocated parking spaces. The accommodation briefly comprises, entrance hall, cloakroom/Wc, lounge/dining room with part vaulted ceiling and skylight windows, modern kitchen with built in appliances, first floor landing, two double bedrooms and family bathroom/Wc, second floor landing, main bedroom with dual aspect and ENSUITE shower room/Wc. Externally there is a landscaped rear garden and two allocated parking spaces. Viewing is highly recommended.

- Accommodation Over 3 Levels
- Two Allocated Parking Spaces
- Sought After Cissbury Chase
- Ensuite Shower Room/Wc
- Three Double Bedrooms
- Living Room with Vaulted Ceiling
- Landscaped Rear Garden
- Family Bathroom/Wc





Front door opening to;

Entrance Hall

Radiator. Staircase rising to the first floor. LVT flooring.

Cloakroom/Wc

Low level flush Wc. Radiator. Pedestal wash hand basin with tiled splash back. Extractor fan. Wall mounted RCD electric consumer unit. LVT flooring.

Lounge / Dining Room

Part vaulted ceiling with two skylight windows. Two wall lights. LVT flooring. Double glazed double doors with windows either side over looking and leading to the rear garden. Three radiators. Spacious understairs storage cupboard.

Kitchen

3.89 x 1.89 (12'9" x 3'3")

Range of work surfaces with cupboards and drawers fitted under. Inset one and a half sink drainer unit. Integrated dishwasher. Fitted electric AEG hob with extractor canopy above. Built in oven and Microwave above. Integrated washing machine. Integrated fridge/freezer. Double glazed Southerly aspect window. Wall mounted 'Ideal' boiler concealed in cupboard. Range of matching wall cupboards and open shelves. Part tiled walls. LVT flooring. Radiator.

First Floor Landing

Radiator. Staircase rising to second floor.

Bedroom Three

3.43 x 2.92 (11'3" x 9'7")

Two double glazed windows over looking the rear garden. Radiator. Built in mirror door wardrobes to one wall.

Bathroom/Wc

Comprising panelled bath with shower above and glass shower screen, pedestal wash hand basin and low level flush Wc. Part tiled walls. Extractor fan. Radiator.

Bedroom Two

3.40 x 4.05 (11'2" x 13'3")

Of popular Southerly aspect with two double glazed windows. Radiator. Feature fitted pull down bed concealed in wardrobe cupboards.

Second Floor Landing

Radiator. Door to;

Bedroom One

8.67 x 4.04 narrows to 2.59 (28'5" x 13'3" narrows to 8'6")

A spacious dual aspect bedroom suite with two skylight windows and additional double glazed window to the South aspect. Two radiators. Over stairs storage cupboard. Airing cupboard housing high pressure water cylinder. Access hatch to roof. Door to en suite.

Ensuite Shower Room/Wc

Step in shower cubicle with glass sliding door, pedestal wash hand basin and low level flush Wc. Radiator. Part tiled walls. Southerly aspect skylight window. Extractor fan. Shaver point.

Rear Garden

A landscaped garden with patio nearer the house with artificial lawn and raised railway sleeper borders stocked with an array of seasonal plants. Raised entertaining deck with pergola. Timber shed. Outside tap.

Two Allocated Parking Spaces

Numbered 133 and located at the front and side

Required Information

Estate Management Charge: £302 per year.

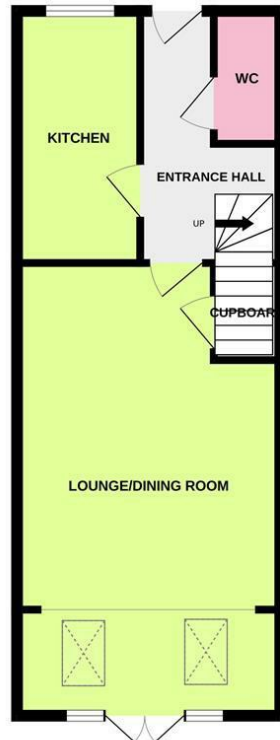
Council tax band: D

Draft version: 1

Note: These details have been provided by the vendor. Any potential purchaser should instruct their conveyancer to confirm the accuracy.



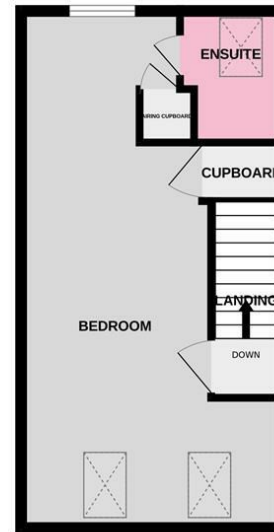
GROUND FLOOR



1ST FLOOR



2ND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		95
(81-91) B	86	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

These particulars are believed to be correct, but their accuracy is not guaranteed. They do not form part of any contract. The services at this property, ie gas, electricity, plumbing, heating, sanitary and drainage and any other appliances included within these details have not been tested and therefore we are unable to



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