



7 Quicksilver Street, Worthing, BN13 1FL

Price £425,000

and company
bacon
Estate and letting agents



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 feature plantation shutters and 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 breakfast bar, first floor landing, two double bedrooms with jack and jill bathroom/Wc, second floor landing, main bedroom with fitted wardrobes and ENSUITE shower room/Wc. Externally there is a landscaped rear garden, two allocated parking spaces and an EV charging pod point. Viewing is highly recommended to appreciate the overall size and condition of this home.

- Popular Cissbury Chase
- Three Double Bedrooms
- Accommodation Over 3 Storeys
- Ensuite Shower Room/Wc
- Jack & Jill Bathroom/Wc
- Living Room with Vaulted Ceiling
- EV Charging Point
- Two Allocated Parking Spaces



Double glazed front door opening to;

Entrance Hall

LVT flooring. Radiator. Staircase rising to the first floor. Wall mounted 'Hive' central heating thermostat.

Cloakroom/Wc

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

Modern Kitchen

3.90 x 1.88 (12'9" x 6'2")
Range of work surfaces with white high gloss cupboards and drawers fitted under. Inset one and a half sink drainer unit. Integrated dishwasher. Fitted gas hob with oven under and extractor canopy above. Integrated washing machine. Integrated fridge/freezer. Breakfast bar. Double glazed Southerly aspect window with fitted modern white plantation shutter. Wall mounted 'Ideal' boiler concealed in cupboard. Range of matching wall cupboards and open shelves. Part tiled walls. Tiled effect floor.

Lounge/Dining Room

7.18 x 4.07 (23'6" x 13'4")
Part vaulted ceiling with two skylight windows. LVT flooring. Two wall lights. Double glazed double doors with windows either side over looking and leading to the rear garden. Three radiators. Spacious understairs storage cupboard.

First Floor Landing

Radiator. Staircase rising to second floor.

Bedroom 2

4.06 x 2.92 (13'3" x 9'6")
Two double glazed windows with fitted modern white plantation shutters. Radiator. Door to bathroom/Wc.

Jack and Jill Bathroom/Wc

2.14 x 1.70 (7'0" x 5'6")
Providing en suite to bedroom two and additional door to the landing. 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. Tiled effect floor.

Bedroom 3

3.39 x 2.82 (11'1" x 9'3")
Of popular Southerly aspect with two double glazed windows with fitted modern white plantation shutters. Radiator.

Second Floor Landing

Radiator. Door to;

Bedroom One

8.65 x 3.47 max (28'4" x 11'4" max)
A spacious dual aspect bedroom suite with two skylight windows and additional double glazed window to the South aspect. Two radiators. This room offers an excellent range of fitted wardrobes. Over stairs storage cupboard. Airing cupboard housing high pressure water cylinder. Access hatch to roof. Door to en suite.

En-suite Shower Room/Wc

1.37 x 2.70 (4'5" x 8'10")
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. Tiled effect floor.

Rear Garden

A landscaped garden with patio nearer the house with matching stepping stone pathway through decorative gravel which leads to a decked entertaining area with fitted corner seating, perfect for relaxing in the sunshine. Raised railway sleeper borders are stocked with an array of seasonal plants. Timber shed. Outside tap. Rear pedestrian access gate.

Two Allocated Parking Spaces

Both spaces are numbered 132. Space one is located to the front of the property with a EV charging pod point and space two is located to the rear.

Required Information

Estate Management Charge: £302 per year.

Council tax band: D

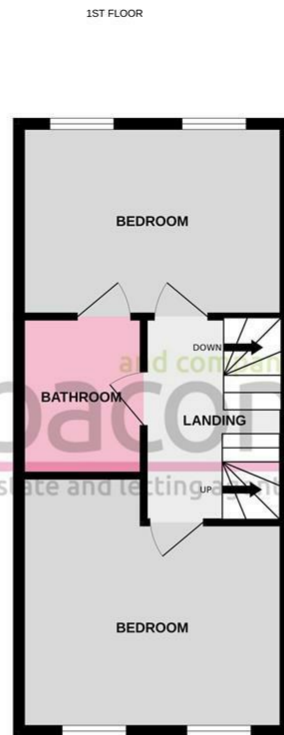
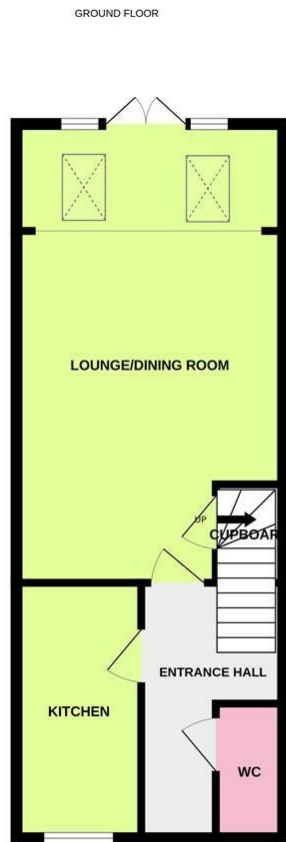
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Note: These details have been provided by the vendor. Any potential purchaser should instruct their conveyancer to confirm the accuracy.









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	85	
(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 confirm their condition or working order.

