



66 Quicksilver Street, Worthing, BN13 1FN
Asking Price £450,000

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A fantastic opportunity to purchase this modern family home located on popular Cissbury Chase, Goring by Sea. Built in 2016 by Barratts this Abingdon home offers the remaining NHBC guarantees. The property is sited in a desirable position with two allocated parking spaces and car port. The accommodation briefly comprises, entrance hall, cloakroom/Wc, lounge/dining room with part vaulted ceiling and skylight windows, modern kitchen. First floor landing, three bedrooms with 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. Viewing is highly recommended to appreciate the overall size and condition of this home.

- Four Bedrooms
- Off Road Parking for Two cars
- Car Port
- Master Bedroom with En Suite
- Popular Cissbury Chase Development
- Open Plan Lounge/Diner
- Modern Throughout
- Viewing Highly Recommended





Entrance Hall

Floorboards throughout. Radiator.

Kitchen

4.65 x 2.47 (15'3" x 8'1")

A contemporary fitted kitchen briefly comprising. Roll edge work surfaces. A range of matching wall and base units. Integrated oven, four ring gas hob and extractor hood. Inset stainless steel sink with drainer. Fully tiled flooring. Inset spotlighting. Double glazed window. Radiator.

Lounge/Diner

7.47 x 4.57 (24'6" x 14'12")

Floorboards throughout. Two radiators. Two double glazed Velux windows. Two further double glazed windows. Double glazed French doors providing access rear garden. Door providing access to large storage cupboard.

Cloakroom

Tiled flooring. Low level Wc with matching corner sink unit. Radiator.



Stairs leading to;

First Floor Landing

Carpeted throughout. Double doors providing access to large storage cupboard housing hot water cylinder.

Bedroom Two

3.82 x 2.54 (12'6" x 8'4")

Carpeted throughout. Built in triple wardrobe. Radiator. Double glazed window.

Bedroom Three

3.15 x 2.44 (10'4" x 8')

Carpeted throughout. Double Glazed window. Radiator.

Bedroom Four

2.74 x 1.95 (8'12" x 6'5")

Carpeted throughout. Double glazed window. Radiator.

Bathroom

Floorboards throughout. Part tiled walls. Inset vanity sink unit with storage below. Low level Wc. Panelled



bath with shower attachment above. Frosted double glazed window. Radiator.

Stairs leading to;

Second Floor Landing

Carpeted throughout. Radiator. Door providing access to large storage cupboard housing wall mounted boiler.

Master Bedroom

8.04 x 3.45 (26'4" x 11'3")

Carpeted throughout. Two double glazed velux windows. Further double glazed window. Two built in double wardrobes.

Required Information

Estate Management Charge: £166.00 for 6 months.

Council tax band: D

Draft version:

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
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			95
(81-91) B		84	
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
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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