



Quicksilver Street, Worthing, BN13 1FL

Guide Price £425,000



We are pleased to be able to offer the opportunity to purchase a mid terrace house to the market. The property offers three double bedrooms, lounge/ dining room, modern kitchen, ground floor WC and two bathrooms. The property benefits from a rear garden, car barn and parking space.



Key Features

- Mid Terrace House
- Three Bedrooms
- Jack & Jill Bathroom
- Modern Kitchen
- Lounge/ Dining Room
- Ground Floor Cloakroom
- West Facing Rear Garden
- Car Barn & Parking Space
- En-suite Shower Room
- Close To Local Shopping Facilities & Transport Links



3 Bedrooms



2 Bathrooms



1 Reception Room

INTERNAL

Front door leading into the entrance hall with access to the ground floor cloakroom, modern fitted kitchen and lounge/ dining room. The modern fitted kitchen is located to the front of the property offering wall and base units with built in oven, gas hob, sink, drainer, integrated appliances including fridge/ freezer, washing machine and dishwasher. The lounge/ dining room is located to the rear and offers access to a good size storage cupboard, vaulted ceilings with sky lights and double doors leading out to the west facing rear garden. On the first floor there are two double bedrooms. Bedroom three benefits from access to the Jack & Jill bathroom. The bathroom comprises of bath with shower above, glass screen, wash hand basin and WC. On the second floor there is the primary bedroom which is a very good size offering access to a storage cupboard and access to the en-suite shower room. The en-suite shower room offers walk in shower cubicle, wash hand basin and WC.

LOCATION

in the desirable Cissbury Chase Development by the respected 'Barratt Homes' developer. Within close proximity to the local Strand Parade where you will find restaurants, post office, butchers, bakers and chemist. The nearest train station is Durrington-on-Sea which is just roughly a 0.3miles away which can be accessed by an underpass a few hundred yards away from the property.

COUNCIL TAX BAND

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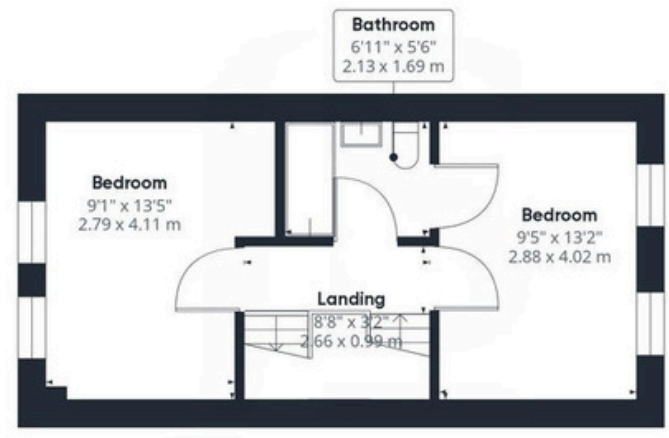
EXTERNAL

To the front of the property there is a pathway leading to the front door. The rear garden is west facing, paved patio providing space for outdoor furniture. The remainder of the garden benefits from artificial lawn timber gate giving access to the parking and rear car barn with a secure partition and electricity.





Floor 0



Floor 1



Floor 2

Approximate total area⁽¹⁾
 1105.9 ft²
 102.74 m²

Reduced headroom
 322.59 ft²
 2.78 m²

(1) Excluding balconies and terraces

Reduced headroom
 ----- Below 5 ft/1.5 m

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

GIRAFFE360

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	73	80
(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	

Property Details:

Floor area (as quoted by EPC): 117 sqm

Tenure: Freehold

Council tax band: c

Whilst we endeavour to make our property particulars accurate and reliable, we have not carried out a detailed survey. If there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information for you, particularly if you are contemplating travelling some distance. Whilst every effort has been made to ensure that any floorplans are correct and drawn as accurately as possible, they are to be used for layout and identification purposes only and are not drawn to scale. The services, where applicable, including electrical equipment and other appliances have not been tested and no warranty can be given that they are in working order, even where described in these particulars. Carpets, curtains, furnishings, gas fires, electrical goods/ fittings or other fixtures, unless expressly mentioned, are not necessarily included with the property.

