



33 Quicksilver Street, Worthing, BN13 1FL

Price £425,000



A fantastic opportunity to purchase this modern family home located on Cissbury Chase in Goring. Built in 2016 by Barratts this Abingdon home offers the remaining NHBC guarantees. The property is located at the rear of the development with car barn, parking space and Westerly aspect garden. The accommodation briefly comprises, entrance hall, cloakroom/Wc, lounge/dining room, modern kitchen with integrated appliances, first floor landing, two bedrooms with jack and jill bathroom/Wc, second floor landing, bedroom one and en-suite shower room/Wc. Viewing is highly recommended to appreciate the overall size and condition of this home.

- Modern Family Home
- Three Double Bedrooms
- Lounge/Dining Room
- Kitchen With Appliances
- Jack & Jill Bathroom/Wc
- Ensuite Shower Room/Wc
- Car Barn & Parking Space
- West Aspect Rear Garden





Front door opening to

#### Entrance Hall

Wood effect floor. Staircase rising to first floor landing. Radiator.

#### Cloakroom/Wc

Low level flush Wc. Pedestal wash hand basin with tiled splashback. Wood effect floor. Towel radiator. Wall mounted RCD electrical consumer unit.

#### Lounge / Dining Room

6.96 x 4.03 (22'10" x 13'2")

A spacious room with part vaulted ceiling and double glazed double doors with windows either side over looking and leading to the Westerly aspect rear garden. Two skylight roof windows. Three radiators. Two wall light points. Recessed storage cupboard with light.

#### Modern Kitchen

3.87 x 1.89 (12'8" x 6'2")

Excellent range of work surfaces with cupboards and drawers fitted under. Inset 1½ bowl sink unit. Built in gas hob with oven under and extractor hood above. Integrated dishwasher, washing machine and fridge/freezer. Range of matching wall cupboards. Wall mounted Logic boiler concealed in cupboard. Double glazed window. Radiator. Wood effect floor.

#### First Floor Landing

Staircase rising to second floor. Radiator.

#### Bedroom Two

4.03 x 3.39 narrows to 2.81 (13'2" x 11'1" narrows to 9'2")

Two double glazed East aspect windows. Radiator.

#### Bedroom Three

3.53 x 2.93 (11'6" x 9'7")

Two double glazed westerly aspect windows. Radiator. Door to bathroom/Wc.

#### Jack and Jill Bathroom/Wc

2.13 x 2.93 (6'11" x 9'7")

Suite comprising panelled bath with shower above, pedestal wash hand basin and low level flush Wc. Part tiled walls. Chrome towel radiator.

#### Second Floor Landing

Radiator. Door to

#### Bedroom One

8.64m x 3.28m max (28'4" x 10'9" max)

Two skylight roof windows to Westerly aspect. Double glazed window to East aspect. Recessed over stairs storage cupboard. Loft hatch. Airing cupboard housing hot water cylinder and shelf. Two radiators. Door to ensuite.

#### Ensuite Shower Room/Wc

2.68 x 1.48 (8'9" x 4'10")

Suite comprising step in double shower cubicle with glass sliding door, pedestal wash hand basin and low level flush Wc. Radiator. Part tiled walls. Skylight roof window. Chrome towel radiator. Extractor fan. Shaver point.

#### Front Garden

Open plan with pathway to the front door.

#### Rear Garden

Of popular Westerly aspect with paved patio nearer the house providing seating and entertaining area. The remainder of the garden benefits from artificial lawn. Gate giving access to rear car barn and parking. Enclosed by fencing.

#### Car Barn & Parking Space

Located to the rear of the property with 1.5m of the car barn partitioned offering a secure space for storage with power, there is also a space in front of the car barn for parking.

#### Required Information

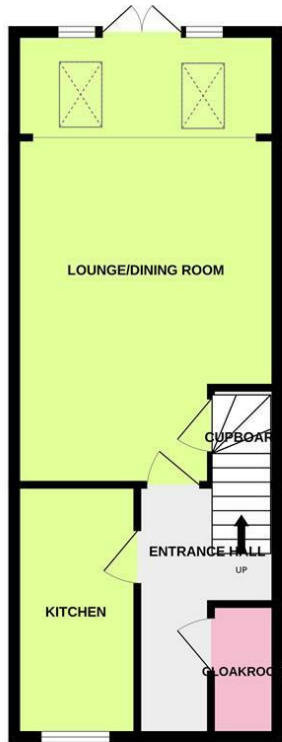
Council tax band: D

Draft version: 1

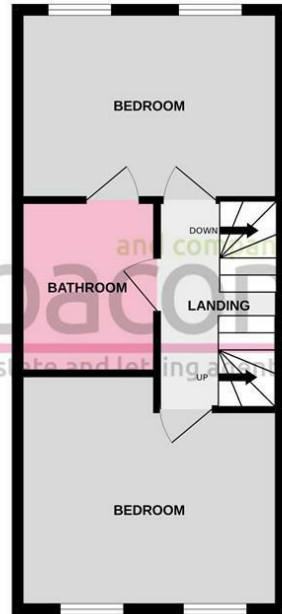
Note: These details have been provided by the vendor. Any potential purchaser should instruct their conveyancer to confirm the accuracy.



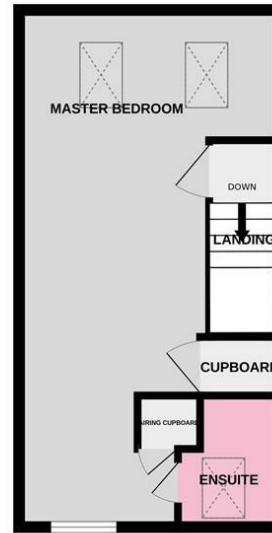
GROUND FLOOR



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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**bacon**  
Estate and letting agents

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			<b>95</b>
(81-91) <b>B</b>		<b>86</b>	
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		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.

