



36 Quicksilver Street

, Worthing, BN13 1FN

£250,000

Freehold Council Tax Band B

James & James Estate Agents are delighted to offer for sale this immaculately presented and deceptively spacious one-bedroom coach house, situated within the highly sought-after Cissbury Chase Development in Goring-by-Sea.

The property benefits from its own private entrance, leading to a staircase rising to a bright first-floor landing. The accommodation is thoughtfully laid out and comprises a generous open-plan lounge/kitchen/dining area, providing an excellent space for both everyday living and entertaining. The kitchen is modern and well-appointed, seamlessly blending into the living area to create a light and airy feel throughout.

The property further offers a large double bedroom, finished to a high standard and offering ample space for bedroom furniture, along with a contemporary bathroom fitted with modern fixtures and fittings.

Externally, the coach house enjoys the convenience of an allocated parking space and a carport.

Cissbury Chase is a popular and well-regarded development, ideally positioned within walking distance of local shops, schools, and a mainline railway station, making it an excellent choice for commuters, first-time buyers, or investors alike.

In our opinion, internal viewing is essential to fully appreciate the condition, space, and overall appeal of this superb property.

Development charge: £600 per annum

ENTRANCE

Entrance Hall





Open Plan Lounge Kitchen Diner
(L-Shaped)
22'9 max x 17'8 max (6.93m
max x 5.38m max)

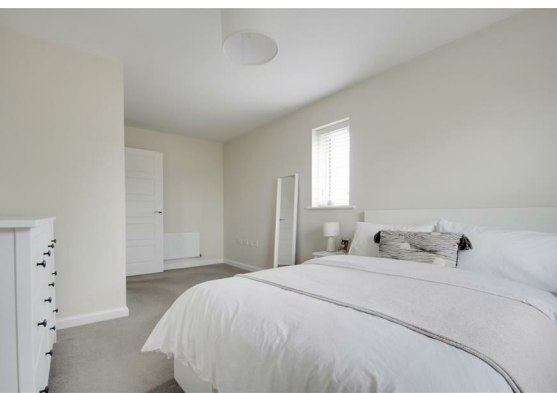
Bedroom
17'9 x 12'1 max (5.41m x 3.68m
max)

Bathroom

OUTSIDE

Carport & Storage Area

Additional Allocated Parking Space



[illegible]

Please contact our Worthing Office on 01903 958770
if you wish to arrange a viewing appointment for this property or require further information.

All successful buyers must complete an online identity verification check provided by I am Property. This is a legal requirement in accordance with HMRC's Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017. The cost of this check is £20 (inc. VAT) per person.



Energy Efficiency Rating		Current	Potential	Environmental Impact (CO ₂) Rating		Current	Potential
<p>Very energy efficient - lower running costs</p> <p>(92 plus) A</p> <p>(81-91) B</p> <p>(69-80) C</p> <p>(55-68) D</p> <p>(39-54) E</p> <p>(21-38) F</p> <p>(1-20) G</p> <p>Not energy efficient - higher running costs</p>		81	95	<p>Very environmentally friendly - lower CO₂ emissions</p> <p>(92 plus) A</p> <p>(81-91) B</p> <p>(69-80) C</p> <p>(55-68) D</p> <p>(39-54) E</p> <p>(21-38) F</p> <p>(1-20) G</p> <p>Not environmentally friendly - higher CO₂ emissions</p>			
<p>England & Wales</p> <p>EU Directive 2002/91/EC</p> 				<p>England & Wales</p> <p>EU Directive 2002/91/EC</p> 			