



## Quicksilver Street, Worthing

Asking Price  
**£415,000**  
Freehold

- Modern Terraced House
- Three Bedrooms
- Two Bath/shower rooms
- Parking & Car Port
- Council Tax - D
- No Chain
- Cloakroom/w.c
- EPC - B
- FREEHOLD
- Viewing Advised

A modern mid terraced family home which is being sold with no forward chain and being ideally situated in this favoured location close to local amenities including shops, schools, train station and the sea can be found about a mile away. The accommodation offers entrance hall, downstairs w/c, kitchen and lounge / diner. Upstairs over two floors are three bedrooms, one benefiting from an en-suite shower room/w.c and a further family bathroom/w.c. Other benefits include a landscaped rear garden, parking and a cart port. Viewing advised.

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**Robert  
Luff & Co**  
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## Accommodation

Front door into;

### Entrance Hall

Radiator, smooth ceiling, wall mounted control unit for central heating, laminate flooring.

### Cloakroom / W/C

Low level flush w/c, radiator, wash hand basin, tiled flooring, extractor fan, electric circuit breaker fuse board, smooth ceiling.

### Lounge / Diner 23'7" x 13'3" (7.19 x 4.04)

Three radiators, under storage cupboard, smooth ceiling, wall light points, tv point, valuated ceiling in dining area with two velux windows, double glazed window and doors out onto the rear garden.

### Kitchen 12'9" x 6'2" (3.89 x 1.89)

Measurements to include built in units inset to work top with one and half bowl stainless steel sink unit with mixer tap, built in oven, hob and extractor fan, dishwasher, washing machine and fridge freezer, tiled flooring, double glazed window, smooth ceiling, wall mounted gas fired central heating boiler in a concealed unit.

### First Floor Landing

Radiator smooth ceiling

### Bedroom One 13'3" x 11'1" > 9'2" (4.04 x 3.39 > 2.80)

Two double glazed windows, radiator, smooth ceiling.

### Bedroom Two 13'3" x 9'6" (4.04 x 2.92)

Double glazed window, radiator, door to family bathroom.

### Bathroom / W.C

Low level flush w/c, wash hand basin, smooth ceiling, radiator, fitted mirror, bath with shower attachment.

### Top Floor

Radiator, door into;

### Bedroom Three 28'4" x 8'11" > 13'2" (8.64 x 2.74 > 4.02)

Two radiators, double glazed window, two velux windows, airing cupboard with hot water tank and shelving, storage cupboard, smooth ceiling.

### En-Suite Shower / W.C

Step in double shower cubicle with shower and tiled surround, low level flush w/c, wash hand basin, part tiled walls, velux window, radiator, smooth ceiling.

### Rear Garden

Paved with fencing.

### Parking

Space number 134 outside the front of the house and then additional parking with

### Car Port 17'11" x 9'5" (5.47 x 2.88)

With parking space in front



2 Boxgrove Parade Goring, Worthing, West Sussex, BN12 6BR

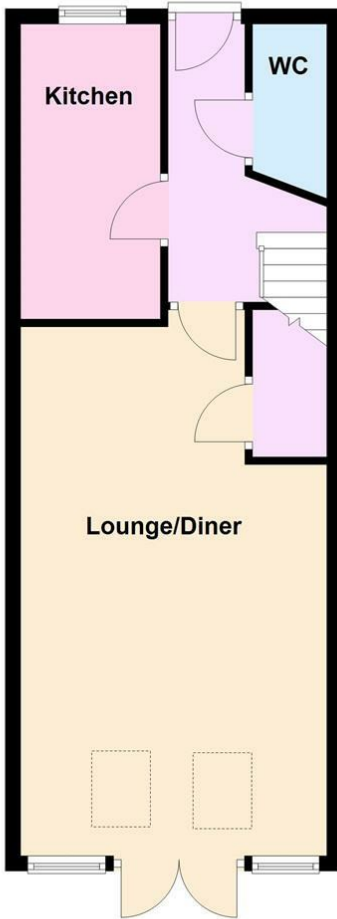
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# Floorplan

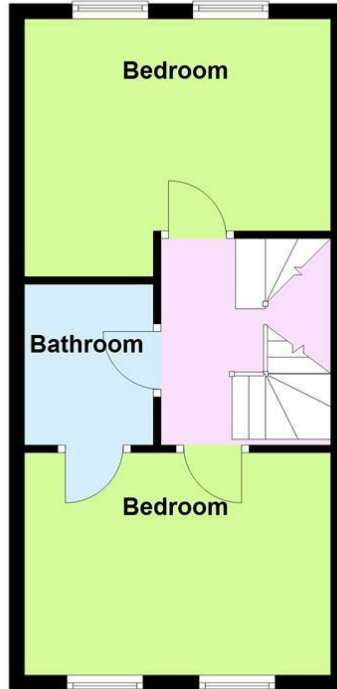
## Ground Floor

Approx. 44.2 sq. metres (476.0 sq. feet)



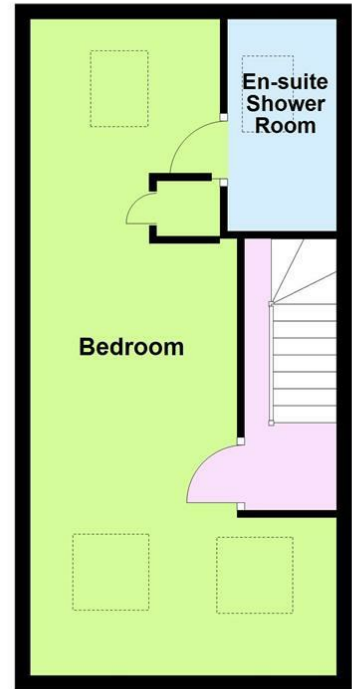
## First Floor

Approx. 34.9 sq. metres (375.6 sq. feet)



## Second Floor

Approx. 34.9 sq. metres (375.6 sq. feet)



Total area: approx. 114.0 sq. metres (1227.1 sq. feet)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>		<b>86</b>	<b>95</b>
(81-91) <b>B</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	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) <b>A</b>			
(81-91) <b>B</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 environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

The information provided about this property does not constitute or form any part of an offer or contract, nor may it be regarded as representations. All interested parties must verify accuracy and your solicitor must verify tenure/lease information, fixtures and fittings and, where the property has been extended/converted, planning/building regulation consents. All dimensions are approximate and quoted for guidance only as are floor plans which are not to scale and their accuracy cannot be confirmed. References to appliances and/or services does not imply that they are necessarily in working order or fit for the purpose.

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