



## Quicksilver Street, Worthing

Offers In Excess Of  
**£315,000**  
Freehold

- Terrace House
- South Garden
- En-Suite
- Council Tax Band - C
- Two Double Bedrooms
- Parking
- Freehold
- EPC - B

A well presented two double bedroom terrace house located on the popular Cissbury Chase development in Worthing. The property offers generous bedroom sizes with en-suite, downstairs W.C and open living area. There is an oversized south facing garden, two parking spaces and it beautifully presented internally. Quicksilver Street is located close to local schools, shops and transport links with mainline station a short walk away. Internal viewing advised.

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**Robert  
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## Accommodation

### Entrance Hall

Part obscured double glazed composite front door, storage cupboard housing combi boiler and fuse board, radiator, vinyl flooring.

### Lounge/Diner 13'6" x 16'6" (4.14 x 5.03)

Full height double glazed french doors to garden with fitted shutters, storage under stairs, two radiators, vinyl flooring, stairs to first floor.

### Kitchen 6'5" x 9'11" (1.96 x 3.04)

Measurements to include built units. Range of matching floor and wall units with inset one and half bowl stainless steel sink with mixer tap over, integrated dishwasher, fridge/freezer, electric oven with four point gas hob and extractor over, double glazed window to front with shutters, tiled splash backs, vinyl flooring.

### W.C

Low level W.C, pedestal wash hand basin with mixer tap over, radiator, vinyl flooring.

### First Floor Landing

Loft access with pull down ladder.

### Bedroom One 8'2" x 13'6" (2.49 x 4.14)

Measurements to include built in wardrobes offering hanging and shelving, double glazed window to rear with fitted shutters, radiator, vinyl flooring, built in cupboard offering further storage.

### Bedroom Two 8'5" x 13'6" (2.57 x 4.13)

Measurements to include built in wardrobe offering hanging and shelving, two double glazed windows to front with fitted shutters, radiator, vinyl flooring.

### En-Suite

White bathroom suite, double shower cubical with thermostatic shower and glass screen over, pedestal wash hand basin with mixer tap over, low level W.C, radiator, vinyl flooring, part tiled walls, extractor fan.

### Bathroom

White bathroom suite, pvc panelled bath with mixer tap over, low level w.c, pedestal wash hand basin with mixer tap over, radiator, part tiled walls, vinyl flooring, extractor fan.

### Rear Garden

South facing, mainly laid to artificial grass with patio section, fenced surround, rear access gate to parking spaces.

### Parking

Two allocated parking spaces located to the rear of property.

### Agents Note

Service charge of approximately £280 PA



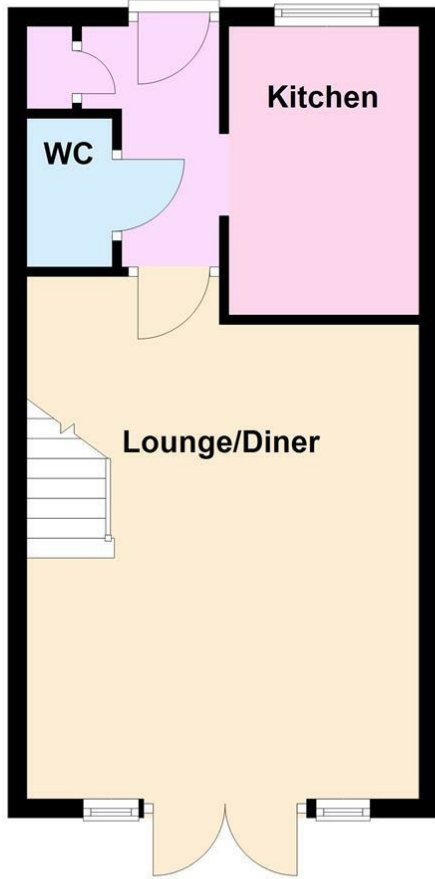
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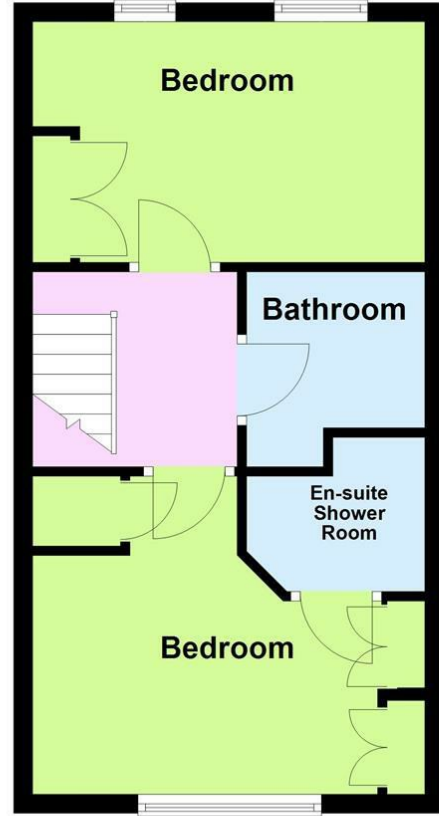
**Ground Floor**

Approx. 34.0 sq. metres (365.8 sq. feet)



**First Floor**

Approx. 34.0 sq. metres (365.8 sq. feet)



Total area: approx. 68.0 sq. metres (731.6 sq. feet)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			<b>96</b>
(81-91) <b>B</b>		<b>83</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.