



86 Quicksilver Street, Worthing, BN13 1FN  
Offers Over £390,000

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A fantastic opportunity to purchase this highly desirable three bedroom semi-detached house located on the popular development of Cissbury Chase, Goring. The accommodation briefly comprises; Entrance hall, cloakroom/w.c, lounge/dining room, modern kitchen with integrated appliances, first floor landing, two double bedrooms with one benefiting from an en-suite shower room, a further third bedroom and family bathroom/w.c. In addition the home offers a car port providing allocated parking to the side of the property, visitors spaces are also situated close by. Viewing is highly recommended to appreciate the overall size and condition of this home.

- Three Bedrooms
- Semi-Detached House
- Immaculate Condition
- En-Suite Shower Room
- Downstairs WC
- Generous Garden
- Carport
- Gas Central Heating





### Entrance Hall

uPVC composite front door. Radiator. Wood effect flooring. Access to storage cupboard. Doors to:

### Kitchen

3.70 x 2.30 (12'1" x 7'6")

Comprising of a range of base and eye level cabinets. Feature part tiled walls. Worktop with inset sink and drainer with mixer tap over. Integrated fridge. Integrated washing machine. Integrated dishwasher. Eyelevel oven/grill. Four ring gas hob with stainless steel splashback and extractor fan above. Levelled ceiling with pendant light. Double glazed window. Space to accommodate a breakfast table and chairs.

### Lounge/Diner

4.80 x 4.60 (15'8" x 15'1")

Well proportioned room providing space for living & dining room furniture. Wood effect flooring. Electric fireplace. Levelled ceiling with pendant light. Two radiators. Double glazed French doors with windows and glass panels to side, leading out onto rear garden. Access to under stairs cupboard.



### Downstairs WC

Tiled floor. Close coupled WC. Pedestal wash hand basin with tiled splashback. Obscure double glazed window. Extractor fan. Levelled ceiling with pendant light. Radiator.

### Stairs Rising To First Floor landing

Radiator. Levelled ceiling with pendant light. Doors to:-

### Bedroom One

3.60 x 2.60 (11'9" x 8'6")

Double bedroom. Carpet. Levelled ceiling with pendant light. Double glazed window overlooking the rear garden. Radiator. Built in wardrobes. Wall mounted thermostat. Door to;

### En-Suite

Close coupled WC. Pedestal wash hand basin. Radiator. Part tiled walls. Dome light. Step in shower cubicle with glass door. Riser rail shower with wall mounted controls.

### Bedroom Two

3.20 x 2.60 (10'5" x 8'6")

Double bedroom. South aspect via double glazed



window. Built in mirror fronted wardrobes. Carpet. Levelled ceiling with pendant light. Radiator.

### Bedroom Three

2.70 x 1.90 (8'10" x 6'2")

Carpet. Levelled ceiling with pendant light. Double glazed window. Radiator.

### Bathroom

Bath with riser rail shower above. Glass shower screen. Pedestal wash hand basin. Close coupled WC. Part tiled walls. Radiator. Dome light. Obscure glass window.

### Private Rear Garden

Majority laid to lawn with some established shrub borders. Patio area direct to the rear of the home allowing for a seating area. Outside lighting. Shed. Access to carport via gate.

### Carport

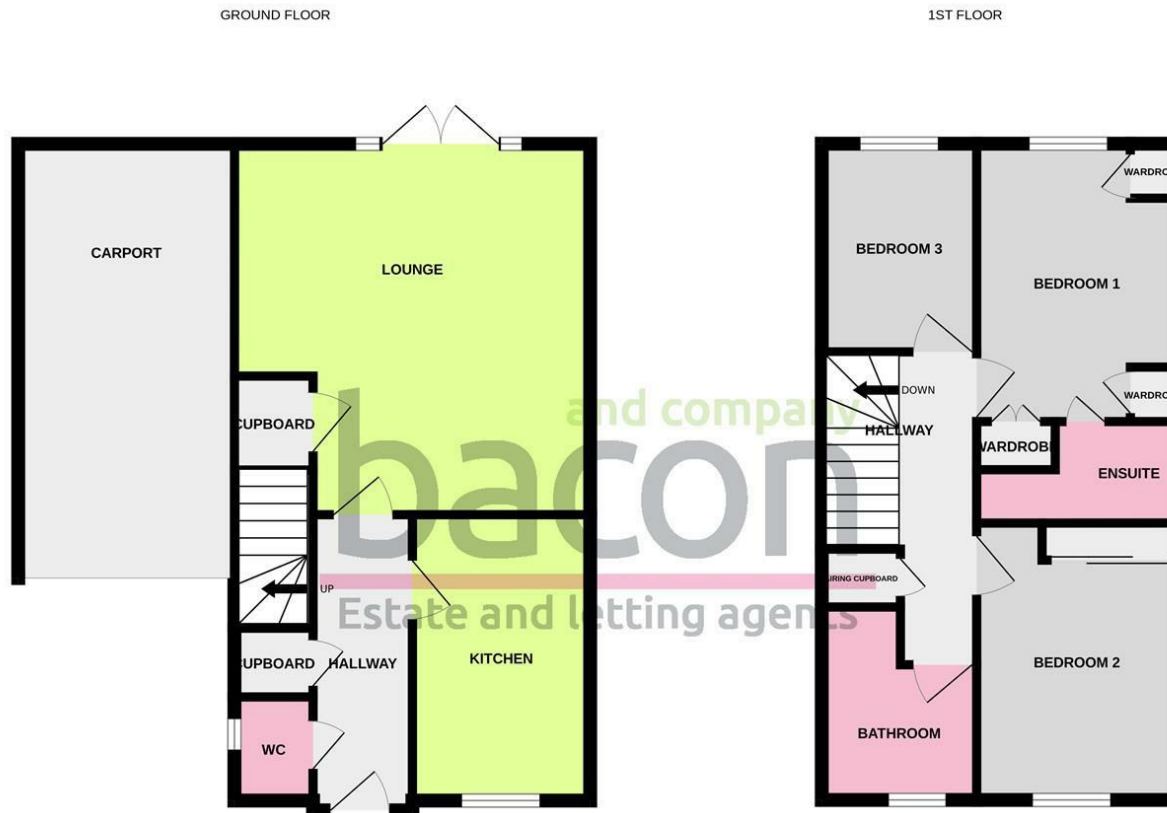
Pitched roof carport proving covered off road parking.

### Required Information

Estate Management Charge: Approx.£335pa

Council tax band: C





Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of floors, 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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Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		<div style="text-align: center;"> <span style="font-size: 2em;">90</span>  <span style="font-size: 2em;">78</span> </div>
(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>		
<i>Not energy efficient - higher running costs</i>		
<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



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