



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)

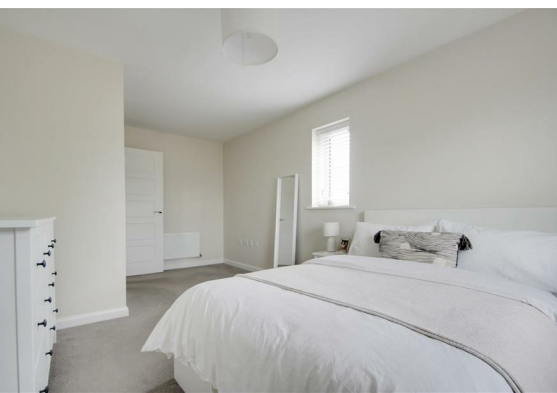
Bedroom
17'9 x 12'1 max (5.41m x 3.68m
max)

Bathroom

OUTSIDE

Carport & Storage Area

Additional Allocated Parking Space



The floor plan for the first floor is as follows:

- Lounge Dining Area:** A large yellow rectangular area occupying the front and center of the floor.
- Kitchen Area:** A grey rectangular area at the top left, containing a sink, a four-burner stove, and a refrigerator.
- Bathroom:** A light blue rectangular area at the top center, containing a bathtub, a toilet, and a sink.
- Hallway:** A brown rectangular area at the top right, connecting the kitchen, bathroom, and bedroom.
- Bedroom:** A large yellow rectangular area on the right side of the floor.
- Staircase:** Located in the center-right, with an arrow pointing 'UP'.
- Storage:** Two grey rectangular areas labeled 'CUPBOARD' are located near the hallway.
- Ground Floor Inset:** A small diagram on the left shows the ground floor layout with an arrow pointing 'UP' to the first 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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Please contact our Worthing Office on 01903 958770
if you wish to arrange a viewing appointment for this property or require further information.

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