



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



GROUND FLOOR

FIRST FLOOR

KITCHEN AREA

BATHROOM

HALLWAY

LOUNGE DINING AREA

BEDROOM

UP

UP

CUPIBOARD

CUPIBOARD

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.
Made with Metrogix ©2024

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
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		81	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			