

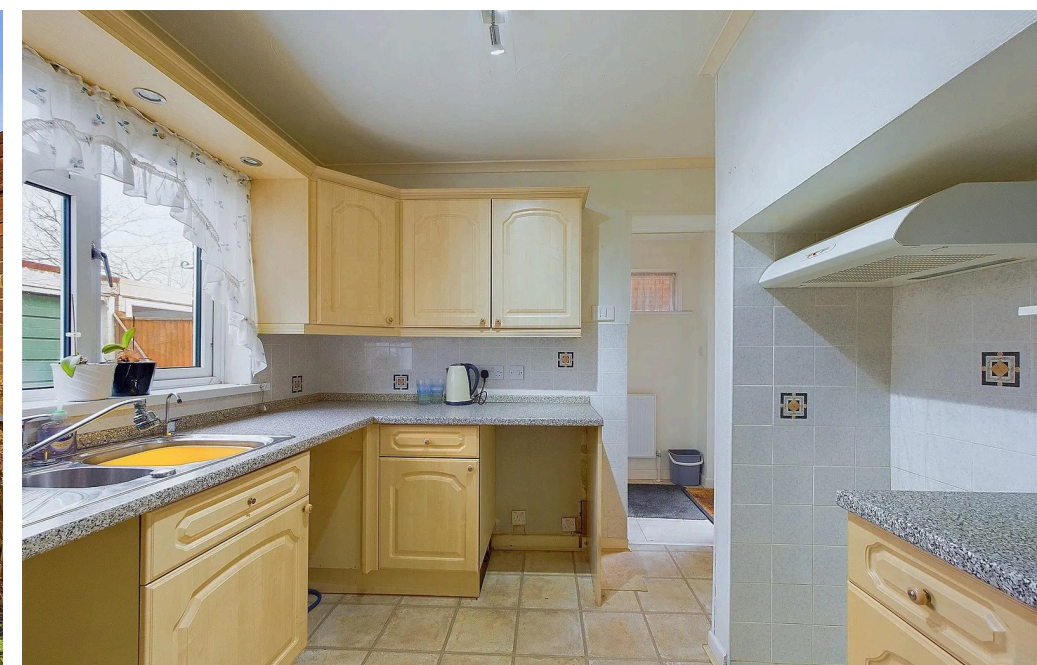


Rogate Road | Worthing | BN13 2DS
Fixed Price £450,000





A Three bedroom semi detached house being sold with no ongoing chain. Benefitting from a West aspect rear garden with views of the park.



Key Features

- Semi Detached House
- Three Bedrooms
- 16' Living Room
- Sun Room
- Ground Floor W.C
- Kitchen and Dining Room
- Fitted Storage
- Garage & Off Road Parking
- West Facing Rear Garden
- Chain Free



3 Bedrooms



1 Bathroom



3 Reception Rooms

INTERNAL

A well-proportioned semi-detached home featuring a spacious entrance hall leading to a generous 16' living room. At the rear of the property, you'll find a dining room and a kitchen equipped with a range of cupboards and space for appliances, offering excellent potential to be opened up into the dining area. A door from the kitchen leads to a practical lobby and a convenient W.C. Completing the ground floor is a bright and welcoming sun lounge, providing lovely views over the garden. Upstairs, the property offers three well-proportioned bedrooms, all featuring built-in storage. The third bedroom is a generously sized single, larger than average. The shower room and W.C. are separate, with the shower room comprising a step-in shower and a wash hand basin.

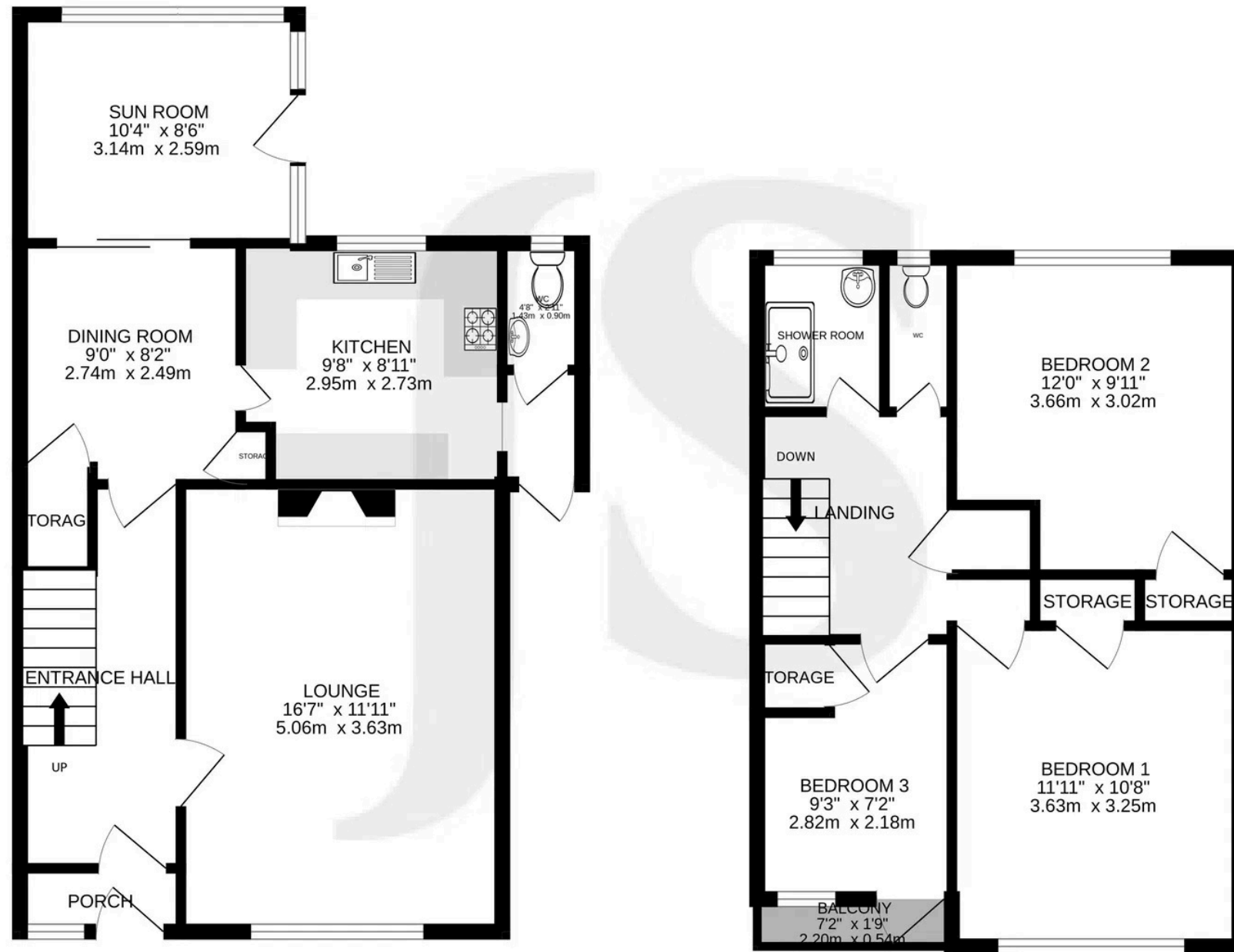
EXTERNAL

The rear garden enjoys a desirable West-facing aspect with lovely views across the park. It is mainly laid to lawn, complemented by well-stocked flower beds and a patio area, with a pathway providing side access. The garage features an up-and-over door, offering excellent storage space. At the front, the property benefits from a private driveway for off-road parking, with the remainder of the garden laid to lawn and pathway to front door.

SITUATED

In the popular Salvington area, with local shops nearby at Thomas a Becket, Broadwater and also at Findon Valley shopping parade. Worthing Golf club, Worthing College, primary and high schools are close by. Bus services to surrounding districts are also within easy reach. The nearest railway station is West Worthing which is approx. 1.4 miles away. Easy access to main roads A24 & A27. Worthing town centre and the seafront with its comprehensive shopping amenities, restaurants, pubs, cinemas, theatres, leisure facilities and the seafront is approx. 2.5 miles away.





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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Energy Efficiency Rating		
	Current	Potential
Very energy efficient – lower running costs		
(92 plus) A		
(81-91) B		82
(69-80) C		
(55-68) D	68	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient – higher running costs		
England & Wales	EU Directive 2002/91/EC	

Property Details:

Floor area as quoted by EPC: 969

Tenure: Freehold

Council tax band: D

Whilst we endeavour to make our property particulars accurate and reliable, we have not carried out a detailed survey. If there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information for you, particularly if you are contemplating travelling some distance. Whilst every effort has been made to ensure that any floorplans are correct and drawn as accurately as possible, they are to be used for layout and identification purposes only and are not drawn to scale. The services, where applicable, including electrical equipment and other appliances have not been tested and no warranty can be given that they are in working order, even where described in these particulars. Carpets, curtains, furnishings, gas fires, electrical goods/fittings or other fixtures, unless expressly mentioned, are not necessarily included with the property.