



## Rogate Close, Worthing



Price  
£400,000  
Freehold

- Semi-Detached Family Home
- Three Bedrooms
- Two Reception Rooms
- Beautiful South Facing Garden
- Off Road Parking
- In Need of some Modernisation
- EPC Rating - C
- Council Tax Band - D
- Freehold

Robert Luff and Co are delighted to offer to the market this semi detached family home, situated in the heart of Offington, close to local shopping facilities, parks, Thomas A Becket school catchment area, bus routes and mainline station. Accommodation offers entrance porch, entrance hall, lounge, dining room and kitchen. Upstairs are three bedrooms and a family bathroom. Other benefits include a south/westerly facing rear garden, shared drive and off road parking. In need of some modernisation.

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Robert  
Luff & Co  
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## Accommodation

### Entrance Porch

Sliding door to entrance porch. Frosted double-glazed UPVC door to:

### Entrance Hall

Radiator. Thermostat.

### Lounge

Radiator. Double-glazed window to front. Wooden fire surround with marble effect insert and gas fire.

### Dining Room

Double-glazed french doors leading out to the garden. Radiator.

### Kitchen

A range of matching wall and base units. Worktop incorporating a stainless steel sink with mixer tap. Space and plumbing for gas cooker. Space and plumbing for washing machine. Space for fridge/freezer. Double-glazed window with view of rear garden. Tiled Walls. Frosted double-glazed door to side entrance.

### First Floor Landing

Stairs leading to first floor. Loft hatch. Cupboard with shelves.

### Bedroom One

Double-glazed window to front. Radiator.

### Bedroom Two

Double-glazed window to rear. Radiator.

### Bedroom Three

Double-glazed window. Door to juliet balcony area. Storage cupboard.

### Shower Room

Low level flush WC. Wash hand basin set in vanity unit with mixer tap. Shower cubicle with fitted shower. Two frosted double-glazed window. Tiled Walls.

### Outside

#### Rear Garden

Southerly aspect. Side gate. Outside tap. Well manicured lawn. A range of mature trees, shrubs and hedging. Greenhouse. Further storage shed. Pond

#### Garage

Up and over door. Power and light. Double-glazed window.

#### Shared Driveway

#### Front Garden

Off road parking.



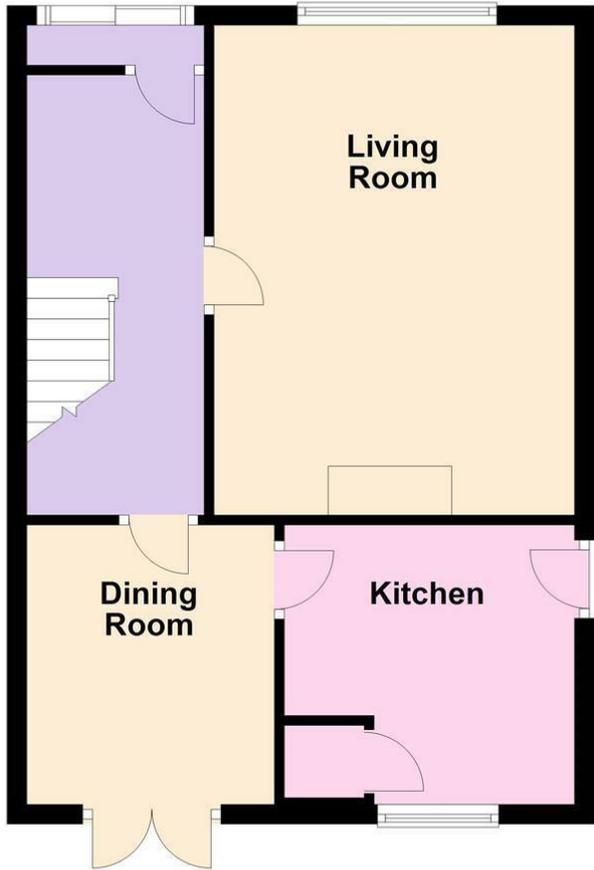
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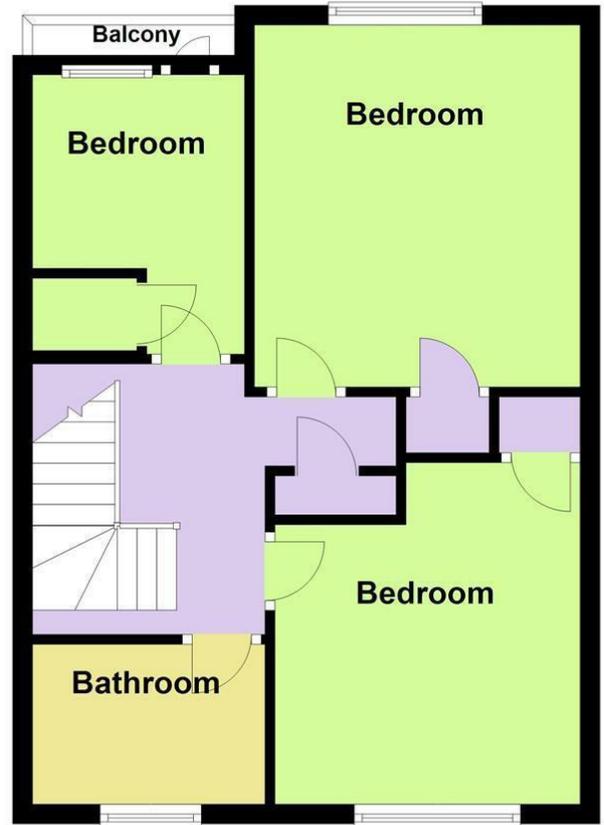
**Ground Floor**

Approx. 44.2 sq. metres (475.6 sq. feet)



**First Floor**

Approx. 43.0 sq. metres (463.3 sq. feet)



Total area: approx. 87.2 sq. metres (938.9 sq. feet)

Energy Efficiency Rating		Current	Potential
Vary energy efficient - lower running costs			
(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 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.