



Rogate Close, Worthing

Offers In Excess Of
£460,000
Freehold

- Three Bedrooms
- Dining/ Conservatory
- Offington borders
- Refurbished Throughout
- EPC Rating - C
- Beautiful Family Home
- Refitted Kitchen and Bathroom
- Planning For Home Office And Shower Cabin
- Driveway And Garage
- Council Tax Band - D

We are delighted to offer to the market this semi-detached three bedroom 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, living room, refitted kitchen/ breakfast room and dining conservatory. Upstairs are three bedrooms and a refitted family bathroom. Other benefits include a spacious rear garden with a decked seating area with a terrace canopy, feature log cabin bar with electricity, a driveway and a garage.

T: 01903 331247 E: info@robertluff.co.uk
www.robertluff.co.uk

**Robert
Luff & Co**
Sales | Lettings | Commercial



Accommodation

Entrance Porch

Tiled floor. Storage space. Panel glazed door into

Entrance Hall

Frosted side window and front door. Wood effect flooring. Radiator. Stairs leading up. Skimmed ceiling with spotlights. Leading into

Living Room 15'9" by 11'7" (4.826 by 3.532)

Double glazed window to front. Radiator. Wall mounted TV point and station. Skimmed ceiling with spotlights.

Refitted Kitchen/Breakfast Room 17'10" by 10'1" (5.457 by 3.075)

Double glazed window to rear over looking the garden. One and a half bowl stainless steel sink insert to granite effect work surfaces with matching range of high gloss wall and base units. Built in eye level bosch oven and built in five ring bosh hob with stainless steel extractor above. Integrated fridge/freezer. Bosch dishwasher and washing machine. Built in storage cupboard housing electrics. Wall mounted cupboard with enclosed combi boiler. Extended breakfast bar with space for four stools. Radiator. Part tiled walls. Wall mounted TV. Skimmed ceiling with spotlights. Double glazed sliding doors to

Dining Conservatory 11'7" x 10'7" (3.55 x 3.24)

UPVC double glazed windows to rear. Side aspect over looking the garden. Wood effect flooring. Space for formal dining tables and chairs. Double glazed patio doors opening and leading out to the garden.

First Floor Landing

Loft hatch. Built in cupboard with shelving. Door into

Bedroom One 11'7" by 10'0" (3.555 by 3.066)

Double glazed window to front. Radiator. Range of mirror fronted wardrobes with hanging space and shelving. Wall mounted TV point. Further built in cupboard with hanging space and shelving. Skimmed ceiling with spotlights.

Bedroom Two 11'8" by 9'9" (3.577 by 2.979)

Double glazed window to rear over looking garden. Radiator. TV point. Fitted wardrobe and built in wardrobe both with hanging space. Skimmed ceiling with spotlights.

Bedroom Three 9'4" by 6'10" (2.846 by 2.085)

Double glazed window to front and door opening out onto the balcony. Radiator. Built in cupboard with shelving. Skimmed ceiling with spotlights.

Refitted Bathroom

Double glazed frosted window to rear. Panel enclosed 'P' shaped bath with shower over and screen. Wall mounted wash hand basin with chrome mixer tap insert to vanity unit below. Low level flush WC. Wall mounted heated towel rail. Fully tiled walls. Tiled floor. Skimmed ceiling with spotlights.

Rear Garden

Mainly laid to lawn with attractive flower and shrub borders. Decked seating area with terrace canopy. Feature log cabin bar to the rear of the garden with seating area, bar area, and lighting. Electric lights and Wall mounted TV.

Driveway

Providing ample off road parking and leads to double gates which open and provide further storage area leading to the garage.

Garage

Up and down door. Window to rear.

Agents Notes

The property benefits from planning permission for a log cabin and home office/ shower room. Plans are available upon request.



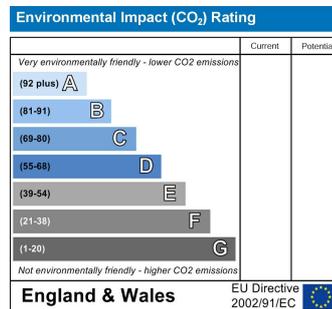
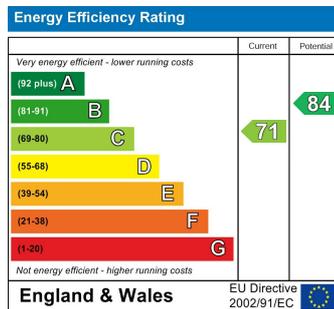
30 Guildbourne Centre, Worthing, West Sussex, BN11 1LZ
T: 01903 331247 E: info@robertluff.co.uk
www.robertluff.co.uk



30 Guildbourne Centre, Worthing, West Sussex, BN11 1LZ
T: 01903 331247 E: info@robertluff.co.uk
www.robertluff.co.uk



Total area: approx. 96.8 sq. metres (1041.6 sq. feet)



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.