



Rogate Close, Worthing



Asking Price
£450,000
Freehold

- Semi-Detached Family Home
- Three Good-Sized Bedrooms
- Spacious Living Room
- Dining Room & Conservatory
- Beautiful South Westerly Garden
- EPC Rating - D
- Off-Road Parking & 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 the mainline station. Accommodation comprises an entrance porch, entrance hallway, a spacious living room, a good-sized kitchen, a dining room, and a conservatory. Upstairs, there are three good-sized bedrooms, with one having a balcony, and a family bathroom. Other benefits include a spacious south westerly facing rear garden, a driveway and a garage.

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Accommodation

Front Garden

Pathway. Lawn area with mature trees and bushes.

Porch

Double doors to front. Door leading to:

Entrance Hallway

Radiator. Double glazed window and door.

Lounge 16'1" x 11'6" (4.92 x 3.51)

Gas fireplace with brick surround and hearth. Dual aspect double glazed windows. Radiators.

Dining Room 8'11" x 7'8" (2.72 x 2.35)

Understairs storage. Radiator. Doors to conservatory.

Conservatory

Double glazed windows and door to garden.

Kitchen 9'4" x 8'11" (2.85 x 2.74)

Base and wall units. Basin and drainer with mixer tap. Larder cupboard. Three year old Glow-Worm boiler. Space for white white goods and an oven. Double glazed windows and door to garden and side access.

Landing

Radiator. Loft hatch. Linen cupboard.

Bathroom

Bath with electric shower above. Part tiled. Wash hand basin with vanity unit below. Frosted double glazed window.

Separate WC

Low level flush WC.

Bedroom One 11'6" x 10'3" (3.52 x 3.14)

Double glazed window. Radiator. Storage cupboard with rail and shelving.

Bedroom Two 9'9" x 9'0" (2.98 x 2.75)

Double glazed window. Radiator. Built-in wardrobe with shelving and hanging rail.

Bedroom Three 9'4" x 6'9" (2.85 x 2.08)

Double glazed window and door to balcony. Cupboard with shelving.

Garden

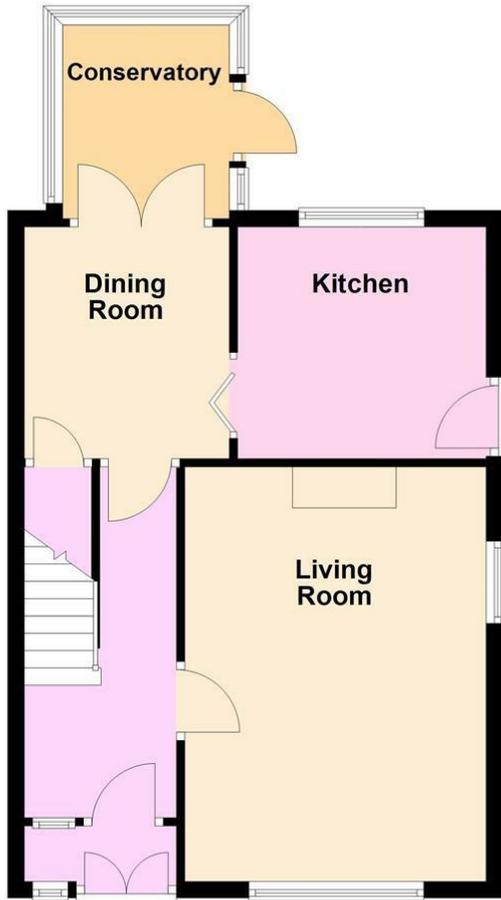
Lawn area with a plethora of mature trees and shrubs allowing the property to be secluded, and with it being south westerly facing, the garden enjoys the sun all day making it the perfect place for entertainment.



30 Guildbourne Centre, Worthing, West Sussex, BN11 1LZ
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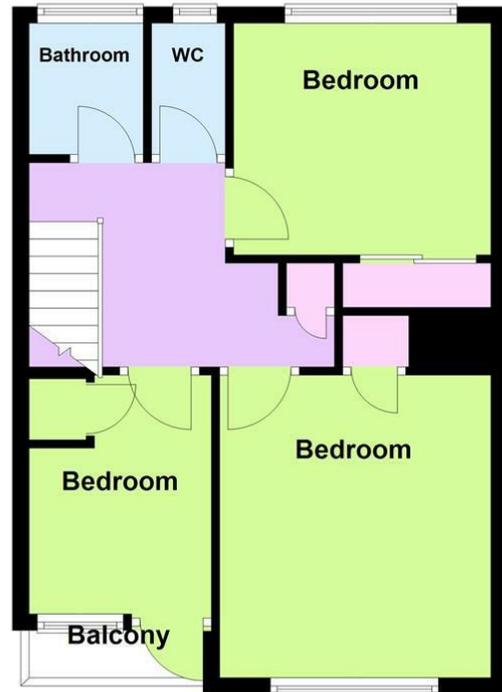
Ground Floor

Approx. 49.4 sq. metres (531.7 sq. feet)



First Floor

Approx. 42.7 sq. metres (459.2 sq. feet)



Total area: approx. 92.1 sq. metres (990.9 sq. feet)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			82
(81-91) B			
(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	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ 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 CO ₂ emissions			
England & Wales		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.