



39 Rogate Road

, Worthing, BN13 2DY

Offers in excess of £325,000

Freehold Council Tax Band C

Boasting a South facing garden and off road parking, this CHAIN FREE two bedroom bungalow is offered for sale by the seller's sole agent James and James.

In brief, the accommodation comprises double glazed front door into entrance hall with access to loft space, South facing lounge with doors onto the South facing garden, two double bedrooms, with bedroom one having fitted wardrobes and a bay window, and bedroom two being double aspect.

There is a kitchen breakfast room which is double aspect with door onto the garden, and shower room.

Externally, the front garden is laid to paving for ease of maintenance, with the remainder providing off- road parking and gate to the South facing garden with maturing shrub lined borders and flagstone patio with a timber shed.

Other benefits include gas central heating and double glazing. In our opinion, internal viewing is considered essential to appreciate the potential of this lovely bungalow.

Situated in Rogate Road, the property is ideally located close to both Thomas A' Becket shops and Selden Parade which cater for everyday needs. Regular buses serve the area, and the nearest railway station is Durrington on sea, giving great links to most major towns and cities. Worthington centre with it's more comprehensive range of pedestrianised shopping facilities, bars and restaurants is approximately 3 miles distance.

Double glazed front door into entrance hall
17'8 x 3'8 (5.38m x 1.12m)





Double aspect kitchen/breakfast room
11'9 x 9'3 (3.58m x 2.82m)

South facing lounge with French doors to garden
15'2 x 11'2 (4.62m x 3.40m)

Bedroom one with fitted wardrobes
13'3 x 11'3 (4.04m x 3.43m)

Bedroom two (double aspect)
12'10 x 7'1 (3.91m x 2.16m)

Shower room
5'9 x 7'3 (1.75m x 2.21m)

Front garden

Off road parking

Feature South facing rear garden



Floor Plan



Viewing

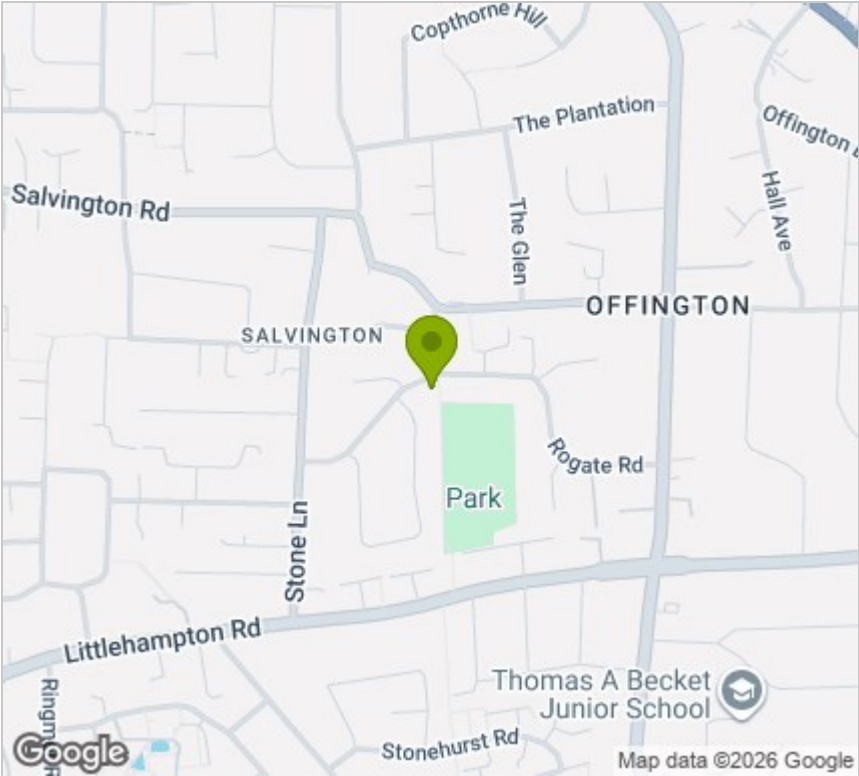
Please contact our Worthing Office on 01903 958770 if you wish to arrange a viewing appointment for this property or require further information.

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Area Map



Energy Efficiency Graph

