



JAMES & JAMES
ESTATE AND LETTING AGENTS

t: 01903 958770

e: info@jamesandjamesea.co.uk

119 George V Avenue | Worthing | West Sussex | BN11 5SA

50B Ferring Street | Ferring | West Sussex | BN12 5JP

BUYING | SELLING | LETTINGS | COMMERCIAL | MORTGAGE ADVICE



22 Rockingham Close

, Worthing, BN13 2NU

Guide price £350,000

Freehold Council Tax Band C



Situated in a popular, quiet, cul-de-sac location is this two bedroom detached bungalow in need of modernisation, and offered for sale with no onward chain.

In brief, the accommodation comprises UPVC double glazed front door into entrance hall with floor to ceiling storage cupboards.

There is a lounge/diner, kitchen/breakfast room being double aspect with door giving side access, two bedrooms both with fitted wardrobes, an inner hallway, family bathroom, and floor to ceiling storage cupboard.

Externally, the front garden is laid to lawn with a driveway that leads to a garage, and there is a South facing rear garden. Other benefits include gas central heating and double glazing.

Rockingham Close is situated in the popular area of Salvington, being close to shopping facilities at Manor Parade, Tesco Superstore, and the nearest mainline railway station is Durrington-on-Sea, which gives great links to most major towns and cities.

Double glazed front door to entrance hall
5'10 x 3'11 (1.78m x 1.19m)

Lounge/diner
20'1 x 11'10 narrowing to 7'5
(6.12m x 3.61m narrowing to 2.26m)





Kitchen/breakfast room
14'2 x 8'4 (4.32m x 2.54m)

Inner lobby

Bedroom one with fitted wardrobes
12'1 9'8 (3.68m 2.95m)

Bedroom two with fitted wardrobes
6'11 x 8'4 (2.11m x 2.54m)

Off road parking

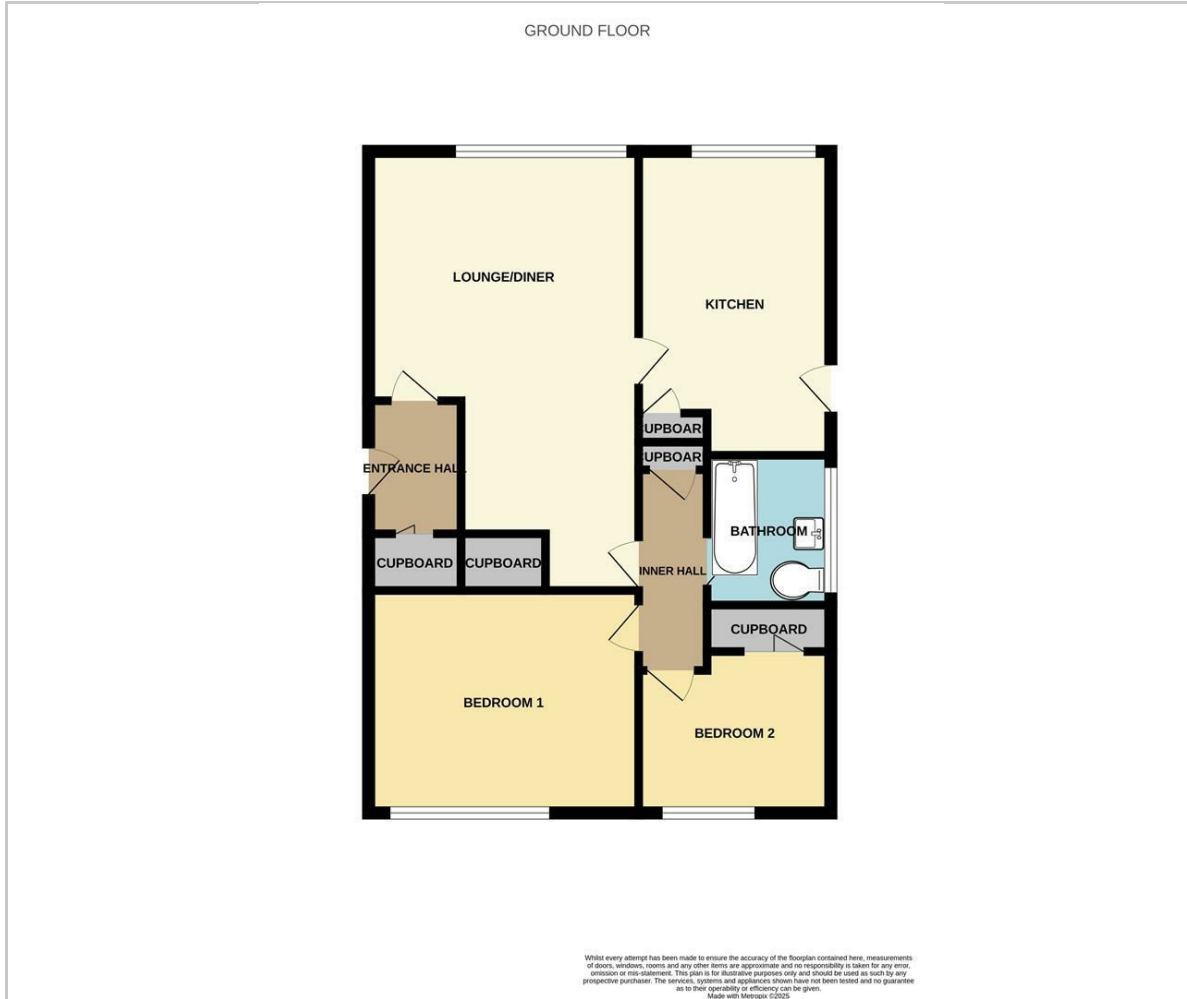
Garage

South facing rear garden

Family bathroom
6'1 x 5'1 (1.85m x 1.55m)



Floor Plan



Viewing

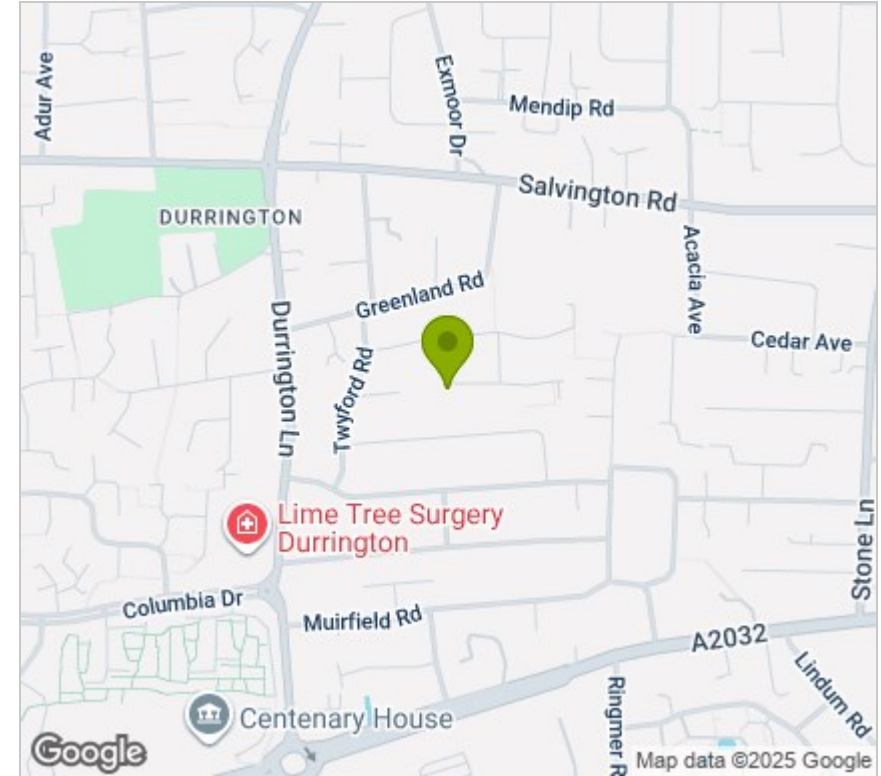
Please contact our Worthing Office on 01903 958770 if you wish to arrange a viewing appointment for this property or require further information.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

All successful buyers must complete an online identity verification check provided by I am Property. This is a legal requirement in accordance with HMRC's Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017. The cost of this check is £20 (inc. VAT) per person.



Area Map



Energy Efficiency Graph

