



23 Rogate Road, Worthing, BN13 2DS

Price £400,000



An opportunity to purchase this chain free three-bedroom semi-detached home, ideally situated in popular Salvington close to local schools, transport links and shops. This home offers spacious accommodation briefly comprising, entrance porch, entrance hall, lounge, dining room, sun room, kitchen, rear lobby and cloakroom/Wc. To the first floor there are three bedrooms, balcony, shower room and separate Wc. Externally there is a Westerly aspect rear garden, front garden, driveway and garage.

- Chain Free
- Kitchen and Dining Room
- Three Bedrooms
- West Facing Rear Garden
- GF Cloakroom/Wc
- Garage & Off Street Parking
- Balcony & Sun Room
- Semi Detached House





Double glazed front door opening to

Entrance Porch

Double glazed window and door opening to;

Entrance Hall

Radiator. Staircase rising to the first floor. Wall mounted thermostat control.

Lounge

5.17×3.63 (16'11"×11'10")

Double glazed window. Radiator. Fitted electric fire with attractive surround, mantle and hearth.

Dining Room

2.75×2.50 (9'0"×8'2")

Under stairs cupboard, housing shelves, electric consumer unit and gas meter. Radiator. Storage cupboard with shelves. Sliding patio doors to sunroom. Door to kitchen.

Kitchen

2.76×3.07 (9'0"×10'0")

Range of work surfaces with cupboards and drawers fitted under. Inset one and a half sink unit. Space for four appliances. Range of matching wall cupboards. Part tiled walls. Radiator. Opening to rear lobby. Double glazed window overlooking the rear garden.

Rear Lobby

Door to WC and double glazed door to front. double glaze window to side. Radiator. Tiled effect floor.

Cloakroom/Wc

Low-level flush WC. Vanity surface with inset sink and cupboards under. Double glazed obscure glass window. Part tiled walls. Radiator. Tiled effect floor.

Sun Room

3.11 x 2.61 (10'2" x 8'6")

Double glazed window. Radiator.

First Floor Landing

Access hatch to loft space. Airing cupboard housing factory lagged hot water cylinder.

Bedroom 1

3.25×3.64 (10'7"×11'11")

Double glazed window. Radiator. Recessed wardrobe with shelf and hanging rail. Range of fitted wardrobes with vanity surface, drawers with cupboards above and open and display shelves.

Bedroom 2

3.03 x 3.65 narrows to 2.39 (9'11" x 11'11" narrows to 7'10") Double glazed window. Radiator. Recessed wardrobe with hanging rail and shelf.

Bedroom 3

2.19×2.83 max (7'2"×9'3" max)

Built in shelved cupboard. Radiator. Double glazed window and door opening to balcony.

Balcony

Enclosed by decorative painted railings.

Shower Room

Step in double cubicle with glass sliding door and shower above. Wall mounted corner wash basin with cupboards under. Tiled walls. Chrome towel radiator. Double glazed obscured glass window.

Separate Wc

Low level flush WC. Double glazed obscure glass window.

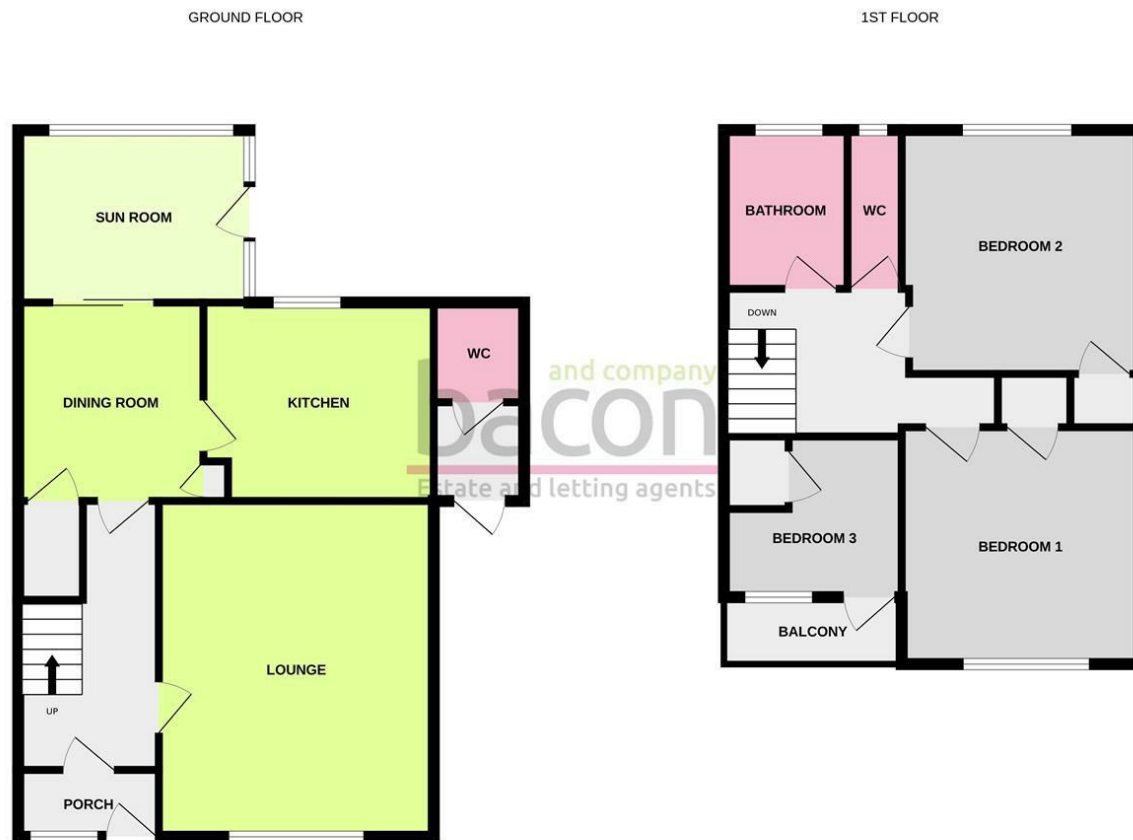
Required Information

Council tax band: D

Draft version: 1

Note: These details have been provided by the vendor. Any potential purchaser should instruct their conveyancer to confirm the accuracy.





Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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

These particulars are believed to be correct, but their accuracy is not guaranteed. They do not form part of any contract. The services at this property, ie gas, electricity, plumbing, heating, sanitary and drainage and any other appliances included within these details have not been tested and therefore we are unable to confirm their condition or working order.



baconandco.co.uk

72 Goring Road, Goring-by-sea, Worthing, West Sussex, BN12 4AB

01903 520002

goring@baconandco.co.uk