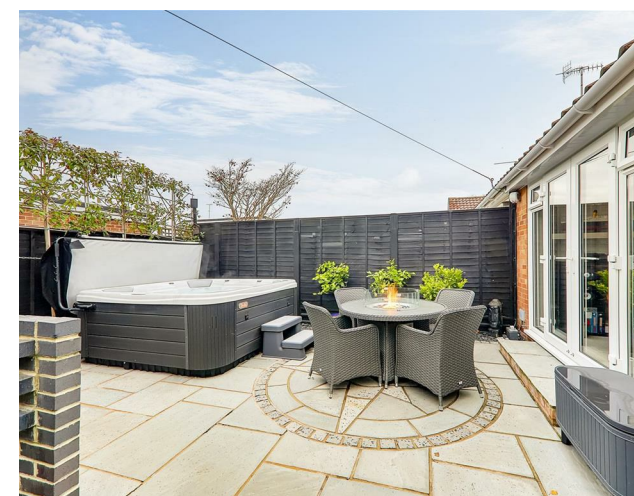




54 Rogate Road, Worthing, BN13 2DY
Asking Price £425,000

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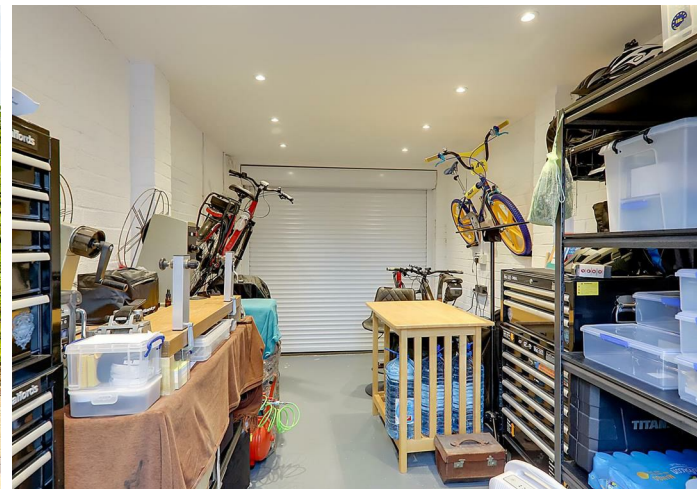


Exceptionally well presented semi-detached bungalow featuring a home office and detached garage with private drive and parking. The bungalow has undergone a great deal of expenditure by the present owner and an internal viewing is highly recommended. The home office features, air conditioning, soundproofing and broadband connection. The accommodation briefly comprises: entrance hall, lounge with french doors opening out to garden, refitted modern kitchen, two bedrooms and refitted bathroom/wc. Benefits include gas fired central heating and double glazing.

Externally the bungalow sits on a secluded corner plot with gardens to the front and side with a west facing patio garden. The private driveway with additional parking leads to the garage.

- Semi Detached Bungalow
- Updated throughout
- Two Bedrooms
- Refitted Kitchen
- Refitted Shower Room/WC
- Private Drive & Garage
- Office/Studio Room
- Corner Plot





Composite front door leading to:

Entrance Hall

Inset spotlights. Radiator. Electric meter cupboard. Drayton digital thermostat and programmer. Access to boarded loft space via pull down ladder.

Lounge

4.54m x 3.05m (14'10" x 10'0")

Inset spotlights. Radiator. Double glazed window and French doors leading to the rear garden.

Refitted Kitchen

2.81m x 2.59m (9'2" x 8'5")

Fully tiled walls. Modern refitted kitchen comprising of work surfaces with inset one and half bowl sink with mixer tap. Cupboards and drawers under with matching wall cabinets. Four ring NEFF gas hob with extractor and light over. NEFF double over. Space and plumbing for washing machine and dishwasher. Space for fridge freezer. Cupboard housing 'Worcester' combination gas boiler. Inset spotlights. Double aspect room with double glazed window and double glazed french doors leading out to rear garden.

Bedroom 1

4.37m x 3.05m (14'4" x 10'0")

Radiator. Double glazed window. Inset spotlights.

Bedroom 2

2.81m x 2.71m (9'2" x 8'10")

Double aspect room with two double glazed windows. Radiator. Inset spotlights.

Refitted Shower Room/WC

Shower enclosure with thermostatically controlled shower unit, marble tiled wall and glass screen. Wash hand basin inset in vanity unit. WC with enclosed cistern. Heated towel rail. Double glazed window. Inset spotlights. Tiled walls. Mirror with light.

Outside

Arranged to the front, side and rear.

Front and Side Gardens

Secluded plot mainly laid to lawn with screen hedge borders. Outside lights. Tap. Side gate leading to rear garden. Outside power points.

West Facing Rear Garden

Private enclosed West facing rear garden. Low maintenance with paving. Fence to boundaries. Outside light and power points. Brick built barbecue. Door into garage.

Office/Studio Room

3.13m max x 2.71m max (10'3" max x 8'10" max)

Fully insulated room with radiator and air conditioning unit. Double glazed window. CAT 6 internet connection.

Private Driveway

Providing off road parking for two vehicles. Leading to:

Garage

4.53m x 2.53m (14'10" x 8'3")

Brick built. Garolla electric garage door. Inset spotlights.

Required Information

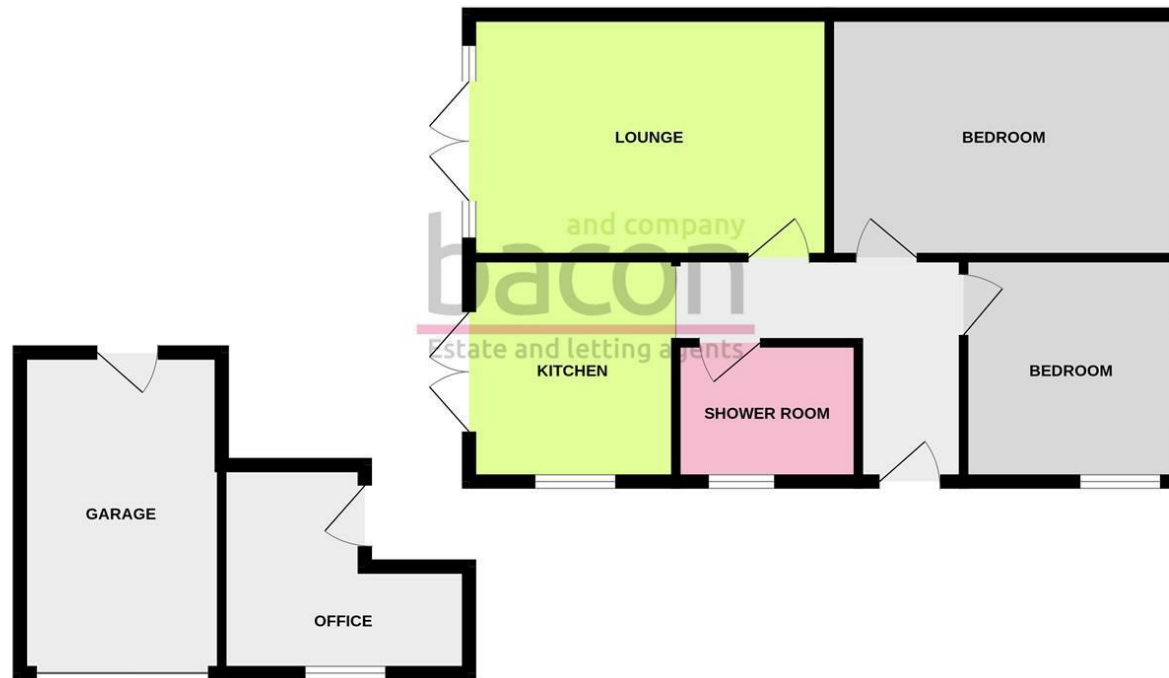
Council tax band: C

Draft version: 1

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



GROUND FLOOR



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		86
(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.



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