



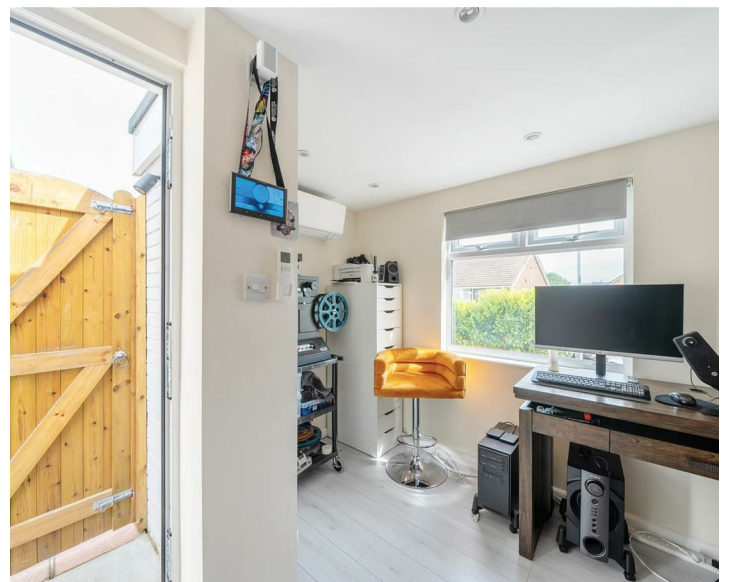
Rogate Road, Worthing, BN13 2DY

Asking Price £475,000

A two bedroom semi detached bungalow that has undergone an extensive program of modernisation and is now presented to an exceptional standard throughout with modern fixtures and fittings, feature lighting and new flooring throughout. Further advantages include a fantastic home office with lighting, power, sound proofing, broadband connection and air conditioning. Set on an impressive corner plot with a private patio, gardens to the front and side, a detached garage and separate driveway providing ample off road parking.

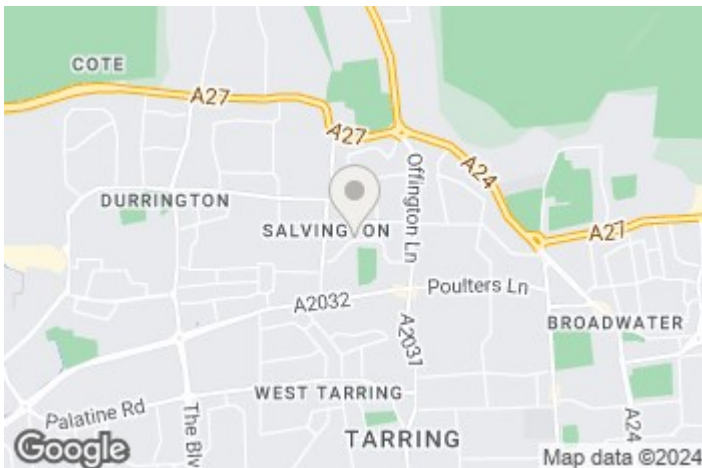
- A two bedroom semi detached bungalow
- Catchment area for popular local schools
- Recently undergone extensive renovation
- Feature lighting and new flooring throughout
- Easy access to local bus routes into Worthing Town Centre

- Presented to an exceptional standard throughout
- Single garage and driveway proving off road parking
- Lawned gardens and private patio area
- Convenient location for local shops and amenities
- Home office with broadband connection and air conditioning



Rogate Road is situated in a quiet, convenient location close to local shops and amenities. Furthermore, the 5, 700, 1 and 743 bus routes are only a short walk away, as well as the A24 / A27 being only a short distance.

Worthing, a picturesque seaside town on the south coast of England, exudes a unique charm with its blend of Victorian elegance and contemporary vitality. Known for its extensive pebble beach, historic pier, and well-maintained promenade, Worthing offers residents and visitors alike a captivating coastal experience. The town's vibrant cultural scene is enriched by theatres, art galleries, and frequent events, creating a lively atmosphere. With its beautiful parks, such as Beach House Park and Highdown Gardens, Worthing provides green spaces for leisure and relaxation. The town's bustling town centre features a diverse array of shops, restaurants, and entertainment venues, contributing to its reputation as a welcoming and thriving community. Worthing's accessibility, rich history, and scenic beauty make it a sought-after destination for those seeking a coastal haven with a perfect blend of tradition and modernity.



EPC Rating:

D

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		86
(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	

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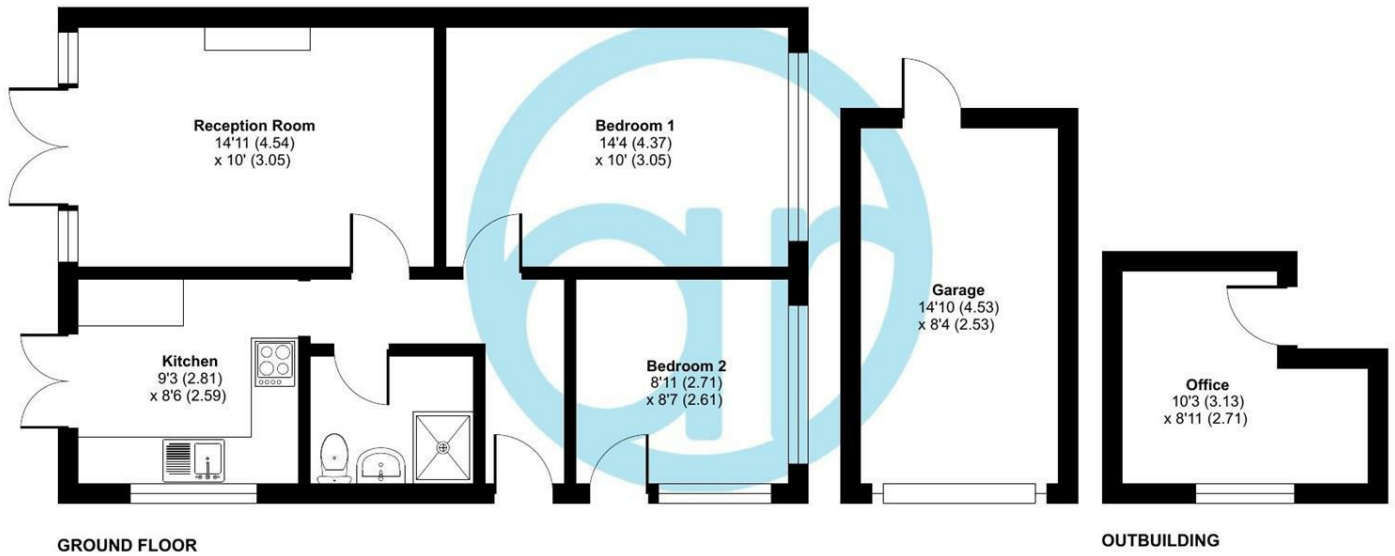
Approximate Area = 568 sq ft / 52.7 sq m

Garage = 123 sq ft / 11.4 sq m

Outbuilding = 76 sq ft / 7 sq m

Total = 767 sq ft / 71.1 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for Aspire Residential Real Estate. REF: 1125518

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