



Rockingham Court Rockingham Close, Worthing, BN13 2PD
Guide Price £475,000

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Beautifully presented, three double-bedroom detached house in a quiet cul-de-sac in Rockingham Close, Salvington. This property boasts an ideal location, offering close proximity to local shops, schools, and excellent travel links. Accommodation briefly comprises entrance hall, South facing living room, dining room, modern fitted kitchen, and a ground floor cloakroom. The first floor includes a landing area, primary bedroom with a contemporary ensuite, two additional double bedrooms, and a contemporary family bathroom. Additionally, this home offers a dedicated office space, fully-boarded loft with a pull-down ladder and 'Velux' window, private rear garden, front garden, private driveway, and an integral garage. Vendors are suited to a chain-free property.

- Three Bedroom Detached House
- Popular Salvington Location
- Quiet Cul-De-Sac
- Modern Kitchen, Bathroom & En Suite
- Ground Floor Cloakroom
- Private Rear Garden
- Private Driveway
- Integral Garage
- Vendor Suited To Chain Free Property





Entrance

UPVC front door opening to:

Entrance Hall

Radiator. Central heating thermostat. Under stairs storage cupboard. Door to:

Ground Floor Cloakroom

Concealed cistern push button w/c. Wash hand basin with storage cupboard below. Ladder style towel radiator. Tiled flooring. Part tiled walls. Mirrored vanity wall unit. Extractor fan.

Living Room

5.23m x 3.15m (17'2 x 10'4)

South aspect via double glazed bay window to front. Radiator. Electric fireplace. Opening to:

Dining Room

3.15m x 2.62m (10'4 x 8'7)

Double glazed sliding doors overlooking and providing access to rear garden.

Modern Fitted Kitchen

4.62m x 2.62m (15'2 x 8'7)

Range of quartz work surfaces incorporating 1 1/2 bowl stainless steel sink with swan neck mixer tap and drainer. 5 ring induction hob with matching quartz splashback and extractor canopy over. Integrated oven, grill, microwave, fridge/freezer, additional freezer and wine fridge. Range of matching teal high gloss cupboards, drawers and wall units. Vertical radiator. Double glazed window and door overlooking and providing access to rear garden.

First Floor Landing

Shelved storage cupboard. Access hatch to loft:

Loft Area

Fully boarded with pull down, folding wooden ladder. 'Velux' window.

Bedroom One

4.47m x 2.62m (14'8 x 8'7)

South aspect via double glazed window to front. Radiator. Fitted wardrobes with shelving and hanging space. Matching bedside tables. Door to:

Ensuite/Wc

Walk in shower with rainfall shower, handheld attachment and glass shower screen. Low level flush push button w/c. Pedestal wash hand basin with storage cupboard below. Towel radiator. Mirrored vanity wall unit. Eaves storage cupboard. Obscure glass 'Velux' window. Tiled flooring.

Bedroom Two

4.09m x 3.30m (13'5 x 10'10)

South aspect via double glazed window to front. Radiator. Fitted wardrobes with shelving and hanging space.

Bedroom Three

3.23m x 2.62m (10'7 x 8'7)

'Velux' window to rear. Radiator. Fitted wardrobe.

Bathroom/Wc

P shaped bath with mixer tap, rainfall shower, handheld attachment and glass shower screen. Low level flush push button w/c. Pedestal wash hand basin with storage cupboard below. Towel radiator. Mirrored vanity wall unit. Obscure glass 'Velux' window. Tiled flooring.

Office

2.79m x 2.69m (9'2 x 8'10)

Benefitting from power and light. Wall mounted gas boiler.

Private Rear Garden

Patio area providing ample space for garden furniture being ideal for entertaining.

Covered area currently housing hot tub (not included). Remainder laid to lawn with mature trees and hedges surrounding the borders. Enclosed by 6ft fence. Storage shed. Outside tap and power point. Two side access gates.

Front Garden

Laid to lawn with mature tree. Hedges surrounding the borders.

Private Driveway

Providing off road parking for several vehicles and providing access to:

Integral Garage

Up and over door to front. Benefitting from power and light.

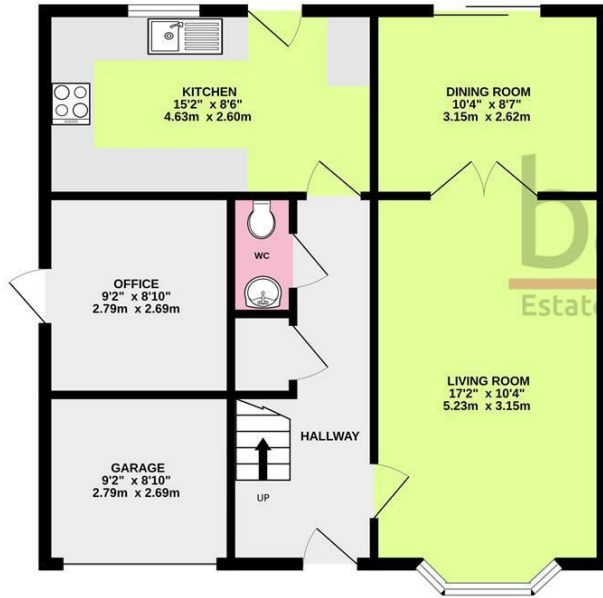
Required Information

Council tax band: E

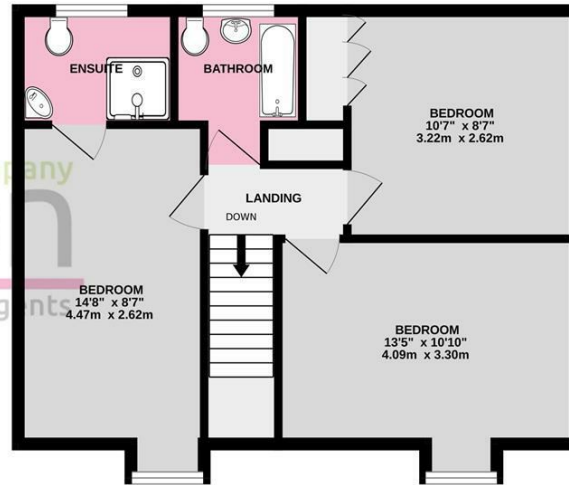
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Note: These details have been provided by the vendor. Any potential purchaser should instruct their conveyancer to confirm the accuracy.

GROUND FLOOR
663 sq.ft. (61.6 sq.m.) approx.



1ST FLOOR
525 sq.ft. (48.7 sq.m.) approx.



TOTAL FLOOR AREA: 1187 sq.ft. (110.3 sq.m.) approx.

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 | | | 84 |
| (81-91) B | | 72 | |
| (69-80) C | | | |
| (55-68) D | | | |
| (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.

