

*It's all in the details...*



## 10 Rockingham Close

Worthing, West Sussex, BN13 2NU

£370,000

- Detached Bungalow
- 2 Bedrooms
- Lounge/Dining room
- Kitchen
- Shower room/ WC
- Southerly facing rear garden
- Garage
- Central heating
- No Chain

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Entering via the side door to the property you are welcomed by an entrance area with handy cupboard space for coats and shoes. The lounge/diner is spacious and perfect for hosting dinner parties or movie nights with friends and family. From here a door opens into the practical kitchen which is ready to be refitted to a contemporary style.

The shower room is conveniently located between the two bedrooms and features a walk-in shower, hand basin and WC. The bedrooms themselves are bright and airy, with large windows that let in plenty of natural light. The main bedroom has patio doors opening on to the south facing garden, which is a wonderful spot for enjoying the sunshine and relaxing in the fresh air.

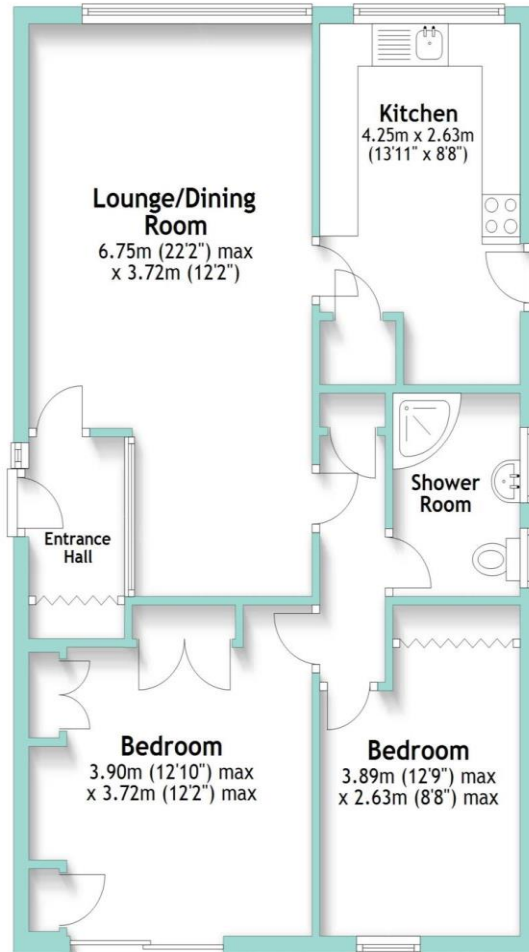
Outside, there is off-road parking and a garage, providing additional storage. The south facing garden is a real highlight of the property, with plenty of space for planting flowers, growing your own vegetables, or simply relaxing with a good book.

While the property is in need of renovating, it presents an excellent opportunity for someone with vision to create their dream home.



## Ground Floor

Approx. 69.3 sq. metres (745.8 sq. feet)



Total area: approx. 69.3 sq. metres (745.8 sq. feet)

| Energy Efficiency Rating                    |                         |           |
|---|-------------------------|-----------|
|   | Current                 | Potential |
| Very energy efficient - lower running costs |                         |           |
| (92 Plus) <b>A</b>                          |                         |           |
| (81-91) <b>B</b>                            |                         | <b>83</b> |
| (69-80) <b>C</b>                            |                         |           |
| (55-68) <b>D</b>                            | <b>65</b>               |           |
| (39-54) <b>E</b>                            |                         |           |
| (21-38) <b>F</b>                            |                         |           |
| (1-20) <b>G</b>                             |                         |           |
| Not energy efficient - higher running costs |                         |           |
| <b>England &amp; Wales</b>                  | EU Directive 2002/91/EC |           |

### Additional Information

**Tenure:** Freehold

**Council Tax:** Adur & Worthing Band D

#### Disclaimer

Please note we have not tested any apparatus, fixtures, fittings, or services. Interested parties must undertake their own Investigations into the working order of these items. All measurements are approximate and photographs provided for guidance only. The mention of any appliances, apparatus, fixtures, fittings, or services within these particulars does not necessarily mean they are included within the sale.

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