



Rogate Road, Worthing, BN13 2DN

Asking Price £385,000

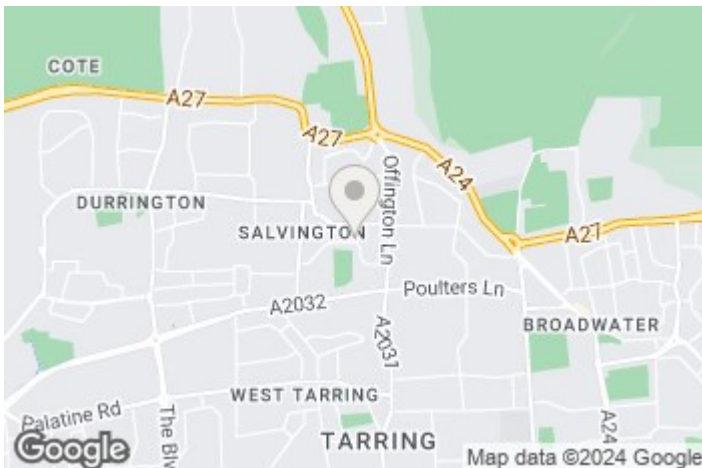
A modern three bedroom semi detached family home that has been presented to a high standard and benefits from spacious, well presented accommodation throughout. Further advantages include a good size driveway to the front, providing ample off road parking, while to the rear, there is an impressive private garden with lawn and patio areas and access to a single garage proving additional storage and parking.

- Three bedroom semi detached family home
- Presented to a high standard throughout
- Three well proportioned bedrooms
- Catchment area for popular and sought after schools
- Access to transport links including bus routes and the A27
- Good size private garden to the rear
- Driveway providing ample off road parking
- Convenient location for local shops and amenities
- Accommodation of approx. 1022 sq. ft in size plus garage space
- Single garage to the rear providing storage and additional parking.



Located in the heart of Worthing, you'll have easy access to local amenities, schools, and beautiful parks, making it an ideal place to call home. Don't miss out on the opportunity to make this charming house your own - book a viewing today and start envisioning the wonderful memories you could create in this lovely property on Rogate Road.

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.



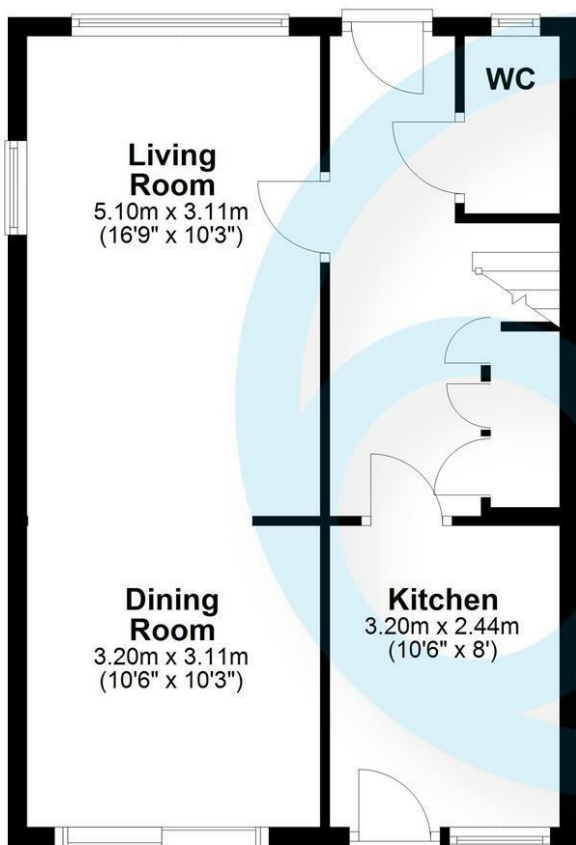
EPC Rating:

D

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		82
(69-80)	C		
(55-68)	D	65	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

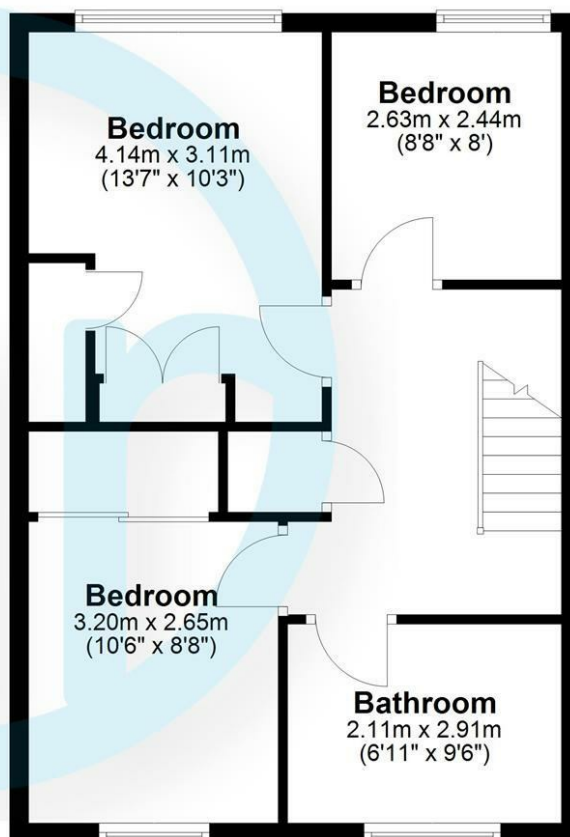
Ground Floor

Approx. 47.5 sq. metres (510.9 sq. feet)



First Floor

Approx. 47.5 sq. metres (510.9 sq. feet)



Total area: approx. 94.9 sq. metres (1021.9 sq. feet)

Aspire Residential | Goring-by-Sea

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