



Rockingham Court | Worthing | West Sussex | BN13 2PD
Guide Price **£500,000**





We are pleased to present to the market this well maintained three bed detached house. The property benefits spacious lounge, dining room, modern kitchen, downstairs WC, office, en-suite to bedroom one and bathroom. Front and rear garden with garage and off road parking for several vehicles.



Property details: Rockingham Court | Worthing | West Sussex | BN13 2PD

Key features:

- Detached House
- Three Double Bedrooms
- Good Sized Lounge
- Dining Room
- Kitchen
- Downstairs WC
- Bathroom
- En-suite to Master Bedroom
- Front and Rear Garden
- Garage and Off Road Parking

 3 Bedrooms

 2 Bathrooms

 2 Living Rooms

INTERNAL: Entrance hall leads to storage cupboard and downstairs cloakroom with WC and wash hand basin. Spacious lounge with bay window overlooking front garden. French doors follow through to dining room, giving the option of open plan living if preferred. Dining room has sliding doors leading to rear garden. Modern fitted kitchen with base and wall units. Inset sink and drainer, integrated mid-level oven, 5 ring induction hob with extractor over, dishwasher, washing machine and fridge/ freezer. Breakfast bar with space under for seating and door leading to rear garden. The office is accessed externally and provides space for a separate snug area also housing boiler. Upstairs the landing leads to all three double bedrooms each having fitted wardrobes. Bedroom one also benefits from en-suite with corner shower, WC and wash hand basin. Bathroom comprises of WC, wash hand basin with vanity unit under and bath with rainfall shower over.

EXTERNAL: The property benefits large driveway providing off road parking for several vehicles and garage with lights and power. Front garden is turfed with gated side access leading to rear. The rear garden is mostly laid to lawn with shrub borders and paved patio area providing seating.

SITAUATED: In the highly popular residential area of Salvington. Local shops, amenities and the Park View Pub can be found

nearby on Salvington Road. Findon Valley shopping parade and the West Durrington Tescos development can also be found in close proximity. Your nearest railway station is Durrington-On-Sea at approximately 1.4 miles away. Your local bus stops are located on Salvington Road. The property is well situated for a range of schools and falls within the catchment area for Durrington Infant, Junior and High School and Bohunt. Worthing town centre with its comprehensive range of shopping, amenities, restaurants, pubs, cinemas, theatres and leisure facilities is approximately 3 miles away.

ENTRANCE HALL

LOUNGE 5.51m x 3.2m (18'1" x 10'6")

DINING ROOM 3.2m x 2.69m (10'6" x 8'10")

KITCHEN 4.6m x 2.69m (15'1" x 8'10")

OFFICE

FIRST FLOOR

BEDROOM ONE 5.21m x 2.69m (17'1" x 8'10")

BEDROOM TWO 4.19m x 3.3m (13'9" x 10'10")

BEDROOM THREE 3.2m x 2.64m (10'6" x 8'8")

EN-SUITE BATHROOM

BATHROOM

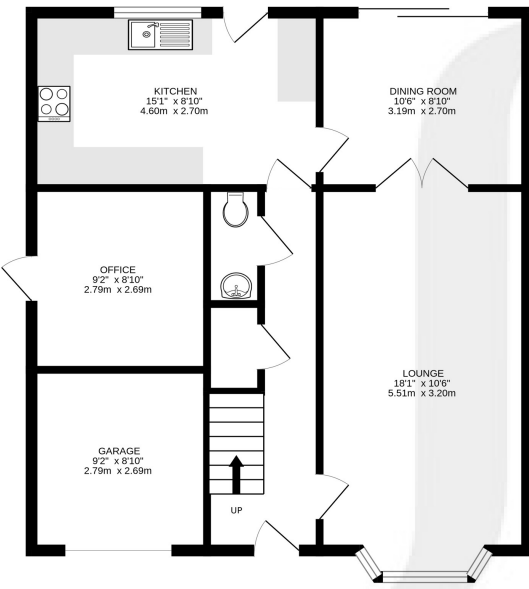
WC

GARAGE

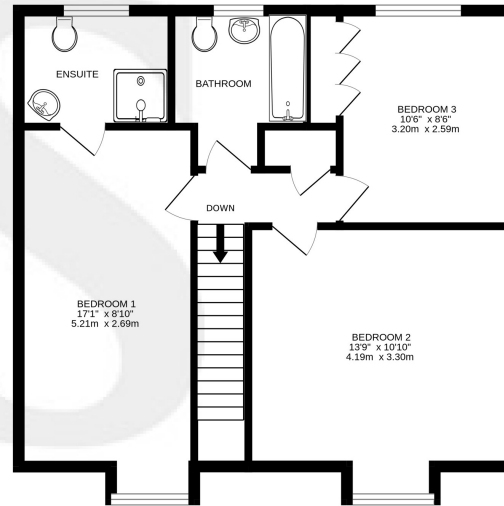
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GROUND FLOOR



1ST 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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Property Details:

Floor Area:

Tenure: Freehold

Council Tax: Band E

Whilst we endeavour to make our property particulars accurate and reliable, we have not carried out a detailed survey. If there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information for you, particularly if you are contemplating travelling some distance. Whilst every effort has been made to ensure that any floorplans are correct and drawn as accurately as possible, they are to be used for layout and identification purposes only and are not drawn to scale. The services, where applicable, including electrical equipment and other appliances have not been tested and no warranty can be given that they are in working order, even where described in these particulars. Carpets, curtains, furnishings, gas fires, electrical goods/ fittings or other fixtures, unless expressly mentioned, are not necessarily included with the property.