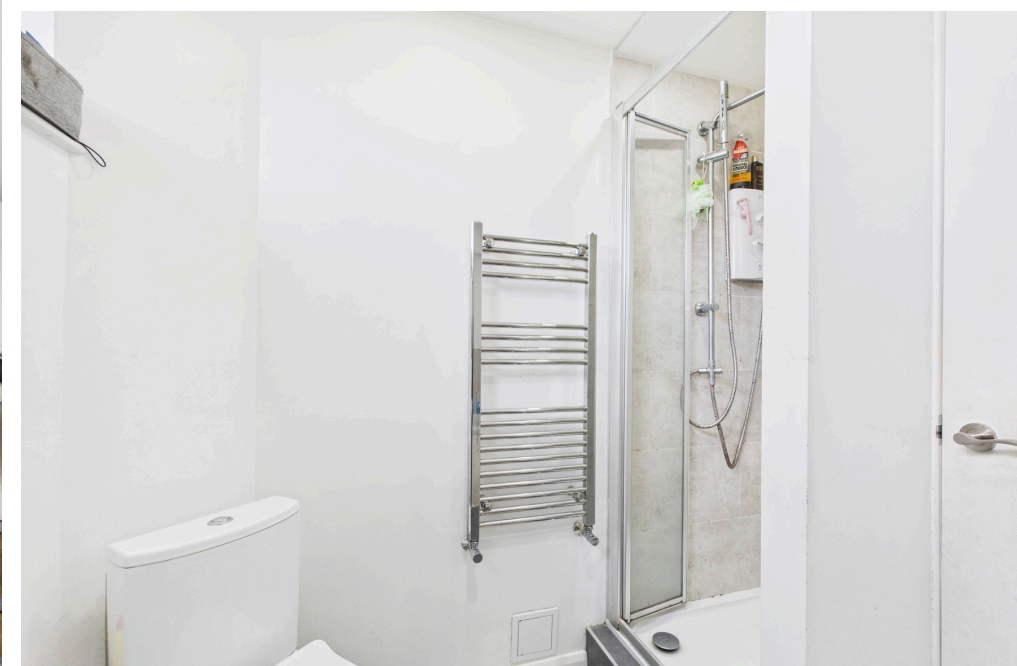




Vinery Court, Rogate Road | Worthing | BN13 2DX
Guide Price **£265,000**



Spacious ground floor three bedroom apartment with dual-aspect lounge/diner overlooking communal gardens, this well presented home also benefits a fitted kitchen, and modern bathroom with bath and separate shower. Includes storage cupboard, garage in nearby compound, and access to communal lawns.



Your paragraph text

Key Features

- Ground Floor Apartment
- Two/Three Bedrooms
- Modern Bathroom
- Fitted Kitchen
- Spacious Lounge/Diner
- Gardens Views
- Garage in Compound
- Communal Gardens



3 Bedrooms



1 Bathroom



1 Reception Rooms

INTERNAL

Accessed via a communal hallway, this spacious and bright apartment offers comfortable and practical living. The welcoming entrance hall features a useful storage cupboard, currently housing a tumble dryer. The generous dual-aspect lounge/diner is flooded with natural light and enjoys pleasant views over the communal gardens – the perfect space for relaxing or entertaining.

The kitchen is fitted with a good range of units, an inset electric hob, and provides space for a fridge/freezer, washing machine, and under-counter fridge. The property benefits from three double bedrooms, offering flexibility for family living, guests, or a home office. The modern bathroom is well-appointed, with a panelled bath, separate shower cubicle, WC, and wash hand basin.

EXTERNAL

The property is surrounded by attractive communal lawned gardens, creating a green and peaceful setting. A garage is conveniently located in a nearby compound, providing secure parking or additional storage.

SITUATED

The property enjoys a well-established residential area, perfectly placed for everyday convenience. Local amenities on Salvington Road, including shops, pubs, and a park, are just a short stroll away, while the vibrant Findon Valley parade offers further facilities such as a GP surgery and the popular Thomas A Becket amenities.

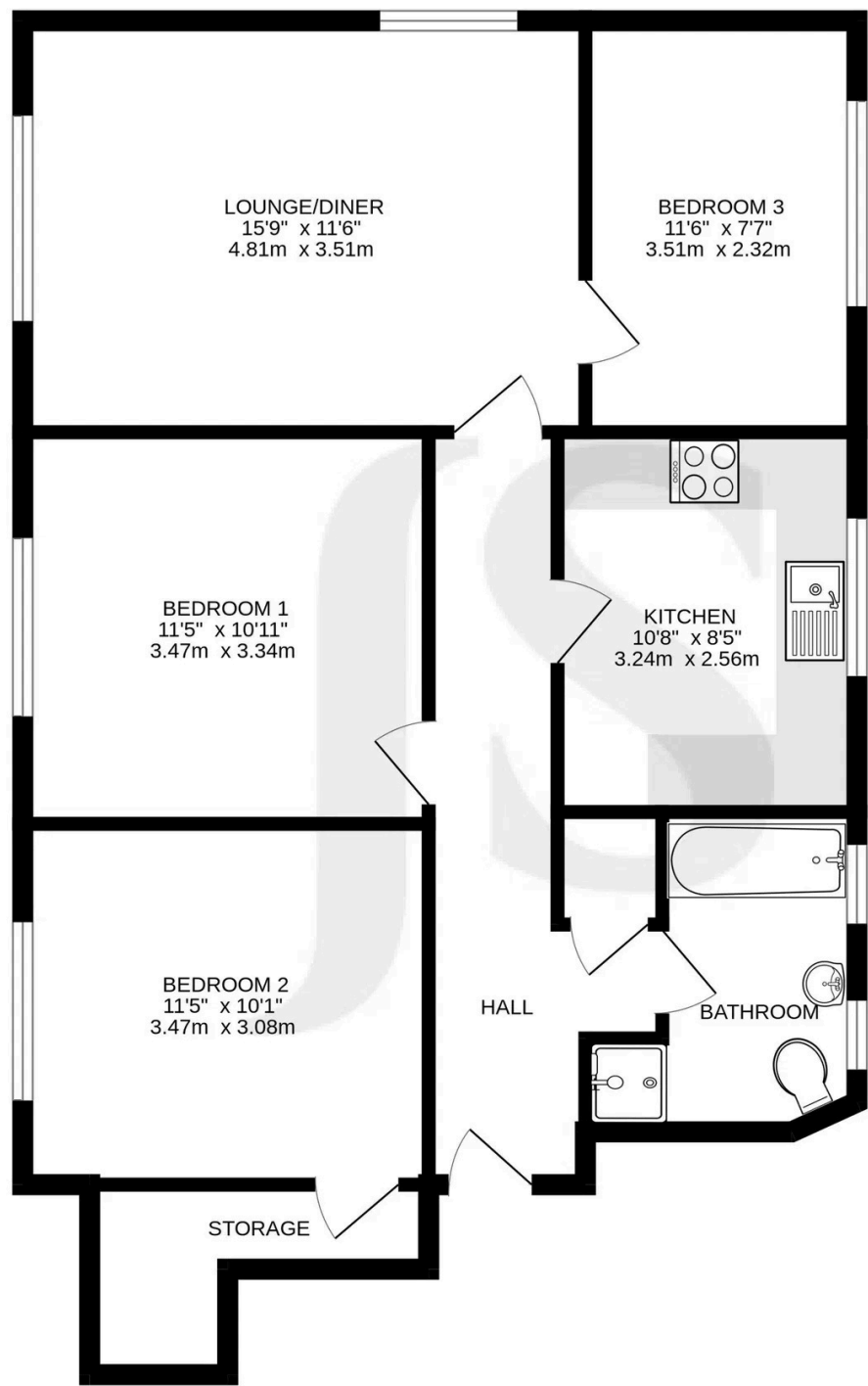
Excellent transport links are close at hand, with regular bus services, easy access to the A24 and A27, and West Worthing railway station just over a mile away—ideal for commuters. Worthing Golf Club, Worthing College, and a selection of well-regarded primary and secondary schools are all within easy reach.

For a broader range of shopping, dining, and leisure opportunities, Worthing Town Centre and the seafront are approximately 2.5 miles away, offering everything from high street and independent stores to restaurants, pubs, cinemas, theatres, and year-round coastal attractions.



To book a viewing contact us on: 01903 873999 | findon@jacobs-steel.co.uk | jacobs-steel.co.uk

GROUND FLOOR



Property Details:

Floor area as quoted by EPC: SqFt

Tenure: Leasehold

Council tax band: B

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.