



Rogate Road, Worthing BN13 2DN

Guide Price **£350,000**



Property Type: Semi Detached House

Bedrooms: 3

Bathrooms: 1

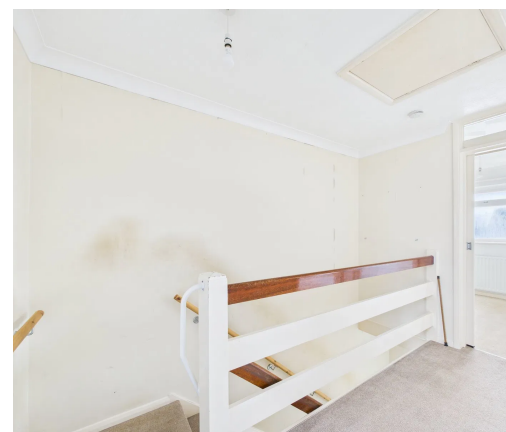
Receptions: 1

Tenure: Freehold

Council Tax Band: C

- Semi-Detached House
- Three Bedrooms
- Spacious Lounge/Diner
- Kitchen
- Ground Floor WC
- Wet Room
- Front & Rear Gardens
- Chain Free
- Garage
- Hard standing at Rear

This spacious chain-free semi-detached home offers bright and flexible living throughout. The triple-aspect lounge/diner is filled with natural light, while the fitted kitchen opens to the garden. Ground wc an added convenience. Upstairs are three bedrooms with built-in storage and a wet room. Outside features a generous rear garden, garage, and potential off-road parking.





INTERNAL

This spacious home is filled with natural light and offers generous, well-balanced accommodation throughout — perfect for families or those seeking a comfortable and practical home.

The triple-aspect lounge/diner is a real highlight, offering an abundance of light and space, ideal for both relaxing and entertaining. The kitchen is fitted with a range of matching wall and base units, complete with an integrated gas hob, oven below, and extractor fan above, plus a door leading directly to the rear garden for convenient outdoor access. A ground floor WC adds to the practicality of this level.

Upstairs, the first floor provides three well-proportioned bedrooms. Bedroom one features a good range of fitted wardrobes, while the two further bedrooms both include built-in storage, making excellent use of the available space. The wet room includes a WC and wash hand basin, offering functionality and potential for modernization to suit your taste.

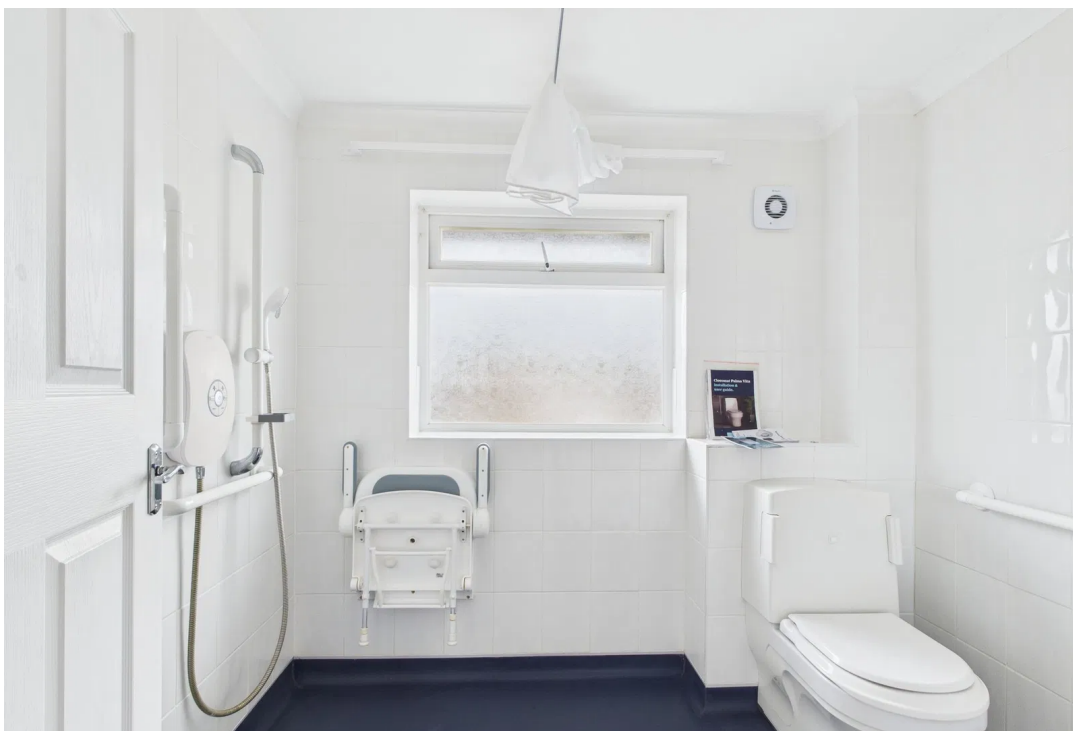
EXTERNAL

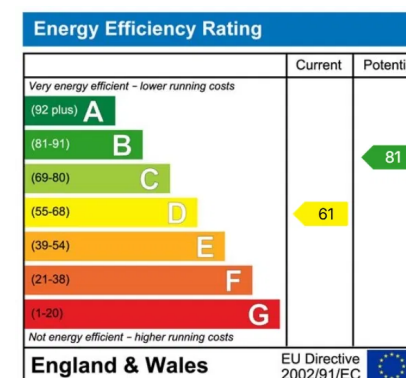
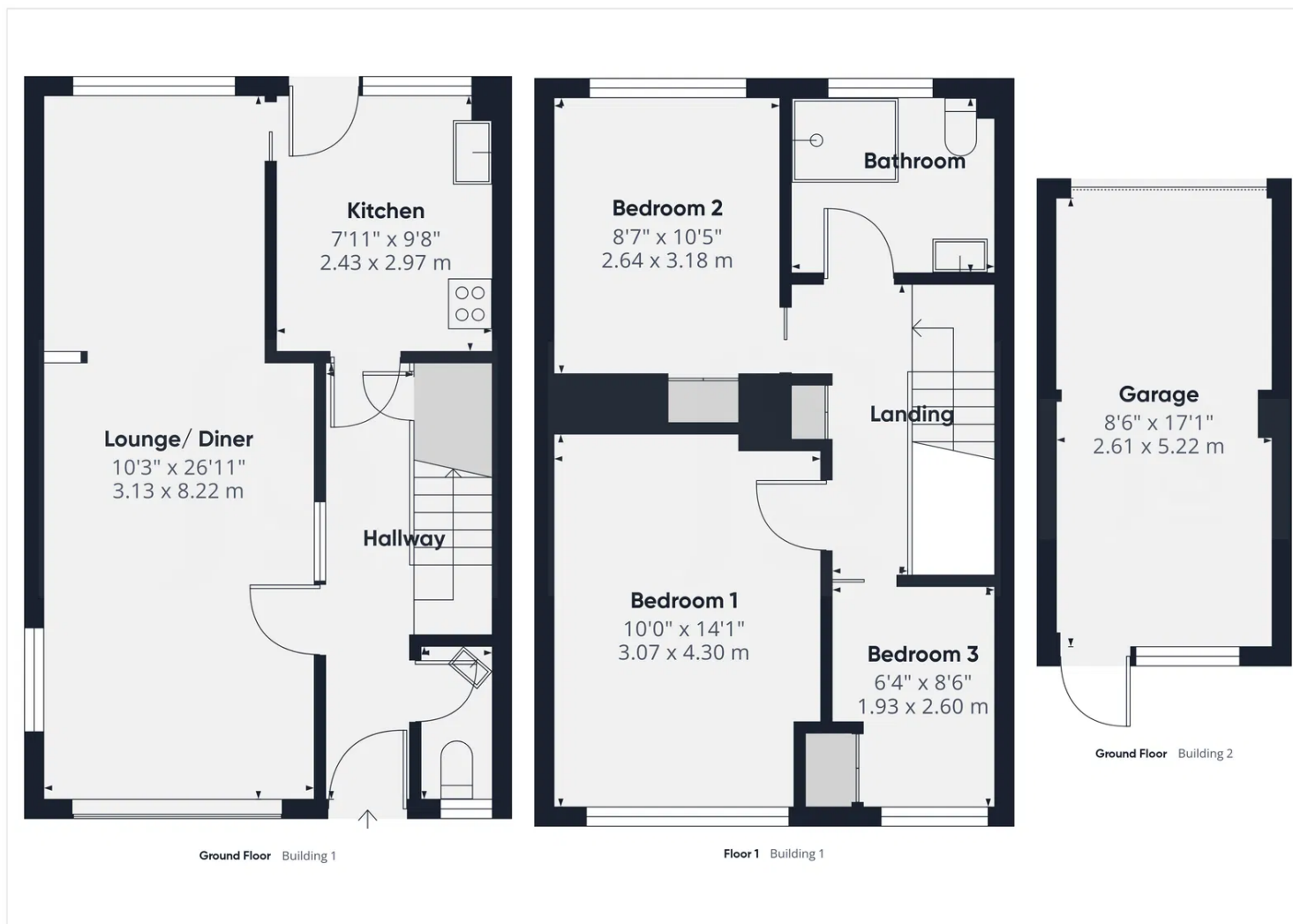
Outside, the front garden is mainly laid to lawn with mature shrub borders and a pathway leading to the front door.

The rear garden is a good size, featuring a lawned area, a large patio perfect for outdoor dining or entertaining, and a garden shed for storage. At the rear, there's a garage with a hard standing section adjacent, providing the potential for off-road parking.

SITUATED

In the popular Salvington area, with local shops nearby at Thomas a Becket, Broadwater and also at Findon Valley shopping parade. Worthing Golf club, Worthing College, primary and high schools are close by. Bus services to surrounding districts are also within easy reach. The nearest railway station is West Worthing which is approx. 1.4 miles away. Easy access to main roads A24 & A27. Worthing town centre and the seafront with its comprehensive shopping amenities, restaurants, pubs, cinemas, theatres, leisure facilities and the seafront is approx. 2.5 miles away.





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