



Rogate Road, Worthing



Offers In Excess Of
£585,000
Freehold

- Detached Family Home
- Beautiful Lounge/Diner
- Bay-Fronted Reception Room
- Ample Off-Road Parking
- Westerly Aspect Rear Garden
- Three/Four Double Bedrooms
- Spacious Kitchen
- Garage
- Council Tax Band - E
- EPC Rating - D

We are delighted to offer to the market this beautifully presented three/four-bedroom detached family home situated in one of Worthing's popular districts, Offington, close to local parks, schools, shops, bus routes, and easy access to both the A27 and A24. The property benefits from a spacious kitchen, an open-plan lounge/dining room, an office space, and a bay-fronted reception room. Upstairs, there are three double bedrooms and a family bathroom. Other benefits include a garage, ample off-road parking, a downstairs WC, and a spacious westerly aspect rear garden.

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Accommodation

Front Garden

Ample off-road parking. Mature trees and bushes.

Entrance Hallway

Double glazed door and window. Radiator. Spotlights. Understairs storage cupboard, Alarm system.

Downstairs WC

Low level flush WC. Frosted double glazed window. Wash hand basin with mixer tap.

Reception Room 15'4" to bay x 14'10" (4.69 to bay x 4.53)

Radiator. Double glazed bay window.

Kitchen 14'1" x 10'0" (4.31 x 3.07)

Range of matching wall, base and drawer units. Space for an American style fridge/freezer. Integrated split level oven. Space for washing machine and dishwasher. Tiled splashback. Four ring gas hob with overhead integrated extractor. One and a half bowl basin and pedestal. Double glazed window. Boiler cupboard housing a Worcester boiler that is no more than four years old. Spotlights. breakfast bar.

Lounge/Dining Room 24'0" x 13'9" (7.34 x 4.21)

Spotlights. Quadruple bi-folding double glazed doors and double glazed window with integrated blinds. Dual radiators. Sandstone fireplace with flew fire outlet. Archway through to:

Office/ Reception Room 10'0" x 9'5" (3.07 x 2.88)

Radiator. Storage cupboard.

Upper Landing

Loft hatch. Large overstairs storage cupboard. Further storage cupboard. Double glazed window. HIVE mini hot water thermostat.

Bathroom

Wash hand basin inset into a vanity unit with a mixer tap. Double glazed frosted window. Low level flush WC. 'L' shaped bath with shower screen and wall mounted shower and controls. Heated towel rail. Tiled walls.

Bedroom One 14'7" x 12'11" (4.45 x 3.94)

Double glazed window. Radiator.

Bedroom Two 12'2" to bay x 8'6" (3.72 to bay x 2.61)

Radiator. Dual aspect double glazed windows.

Bedroom Three 9'4" x 8'6" (2.87 x 2.61)

Radiator. Dual aspect double glazed windows.

Rear Garden

Westerly aspect rear garden with a beautiful patio ideal for seating leading to a spacious lawn area secluded by mature trees and bushes. Following the slab stepping stones to the rear of the garden there's a door to:

Outhouse

Power and lighting. Double glazed door and a double glazed window.

Garage

Up and over door.

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Ground Floor

Floor Plan
 Approximate Gross Internal Area
 1722 sq ft - 160 sq m



First Floor

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		59	75
EU Directive 2002/91/EC			

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales			
EU Directive 2002/91/EC			

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