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72 Rogate Road, Worthing, BN13 2EA

Guide price £425,000





# 72 Rogate Road

## , Worthing, BN13 2EA

- Well extended three-bedroom detached bungalow in a popular residential location
- Spacious entrance hall leading to a further inner hallway
- Three well-proportioned bedrooms and a family bathroom
- Beautiful mature rear garden, predominantly laid to lawn with established tree and shrub borders
- Private driveway providing off-road parking, accessed via gates and leading to the garage
- Offered for sale with no onward chain
- Generous lounge with feature fireplace
- Impressive L-shaped kitchen/dining room with sliding doors opening onto the rear garden
- Garage with adjoining workshop, plus greenhouse and meandering pathways
- \*\* Guide price of £425,000 - £450,000 \*\*

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A well extended three-bedroom detached bungalow, offering two reception rooms and situated within this highly sought-after residential location. Offered for sale with no onward chain, this deceptively spacious home provides versatile accommodation, a beautiful mature garden and excellent potential for a variety of buyers.

In brief, the accommodation comprises a welcoming entrance hall which opens into a further spacious inner hallway, creating an excellent sense of space. The generous lounge enjoys a feature fireplace, providing an attractive focal point and a cosy setting for relaxing. There are three well-proportioned bedrooms, all offering comfortable accommodation, together with a family bathroom.

A particular highlight of the property is the impressive L-shaped kitchen/dining room, providing ample space for both cooking and entertaining. Sliding doors open directly onto the delightful rear garden, allowing natural light to flood the room and creating a seamless connection between inside and out.

Externally, the rear garden is undoubtedly a standout feature. Predominantly laid to lawn, it is beautifully enclosed by an abundance of mature trees, shrubs and established borders, creating a peaceful and private setting. Meandering pathways lead through the garden, while a greenhouse provides the perfect space for keen gardeners. There is also a garage which opens into an adjoining workshop, ideal for those requiring additional storage or hobby space.

To the front, the property is attractively presented with extensive paving complemented by mature shrub borders. A private driveway provides off-road parking and is accessed via gates, leading in turn to the garage.

Further benefits include gas-fired central heating and double glazing throughout.

Rarely available and offered with no onward chain, this delightful bungalow presents a wonderful opportunity to acquire a spacious home in a popular and established neighbourhood.

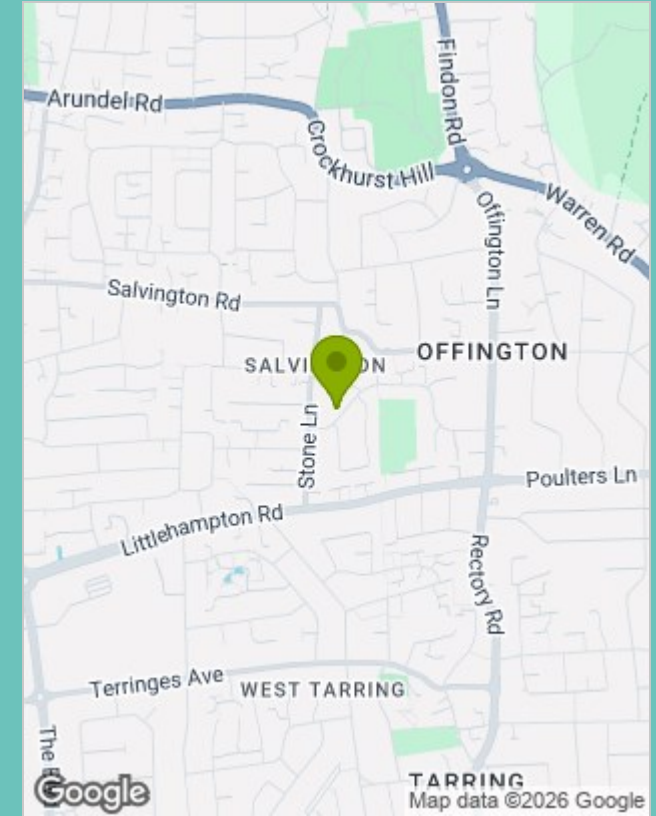




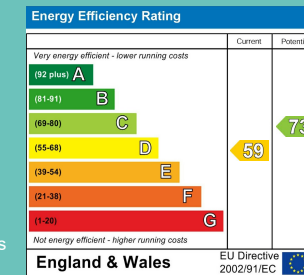
# Floor Plans



# Location Map



# Energy Performance Graph



Please contact our Worthing Office on 01903 958770 if you wish to arrange a viewing appointment for this property or require further information.

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