



**Vinery Court, Rogate Road BN13 2DX**  
Guide Price **£250,000**

**JS**  
Jacobs Steel



**Property Type:** Ground Floor Flat

**Bedrooms:** 3

**Bathrooms: 1**

Receptions: 1

**Tenure:** Leasehold

## **Council Tax Band: B**

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

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.





## SUMMARY

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.

## 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.

## TENURE

Leasehold 125 Years on completion  
Maintenance £586.26 p.a  
Ground rent £10 p.a

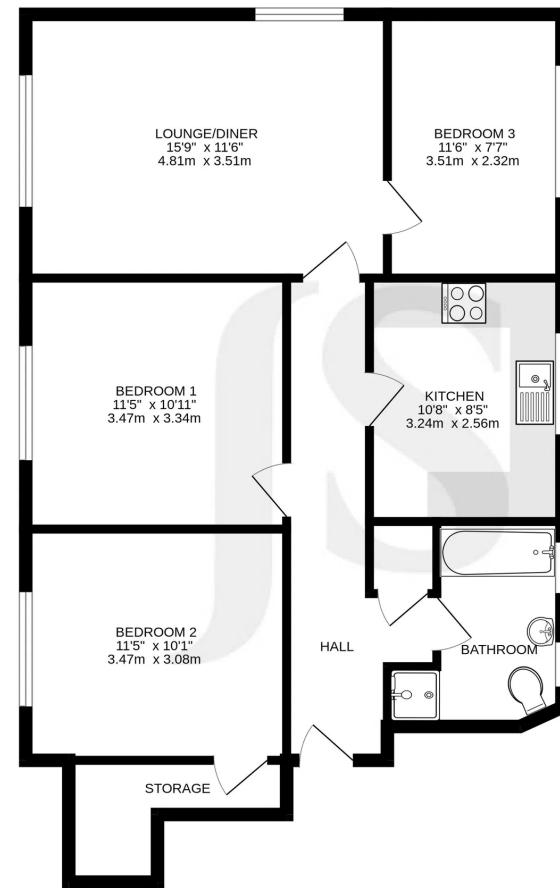
## SITUATED

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.



GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows and any other items are approximate and no warranty can be given against 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.  
Made with Meriton 2020



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs (92 plus)	A	
(81-91)	B	
(69-80)	C	73
(55-68)	D	76
(39-54)	E	
(21-38)	F	
(1-20)	G	
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

Whilst we endeavour to make out properties 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 purpose 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, furnishing, gas fires, electrical goods/ fittings or other fixtures, unless expressly mentioned, are not necessarily included with the property.