



55 Rogate Road

Salvington, Worthing, BN13 2EA

Guide price £325,000

Freehold Council Tax Band C



Occupying a generous plot in this popular residential location, this chain-free two-bedroom semi-detached bungalow offers spacious, well-balanced accommodation with the added bonus of a versatile boarded loft space, making it an excellent opportunity for those looking to downsize, renovate or simply put their own stamp on a home.

From the moment you step inside, the property feels bright and welcoming. The entrance hall provides access to all principal rooms, while the spacious lounge/dining room enjoys a pleasant outlook over the south-facing rear garden, with a door leading directly outside, creating the perfect space to relax or entertain throughout the year.

The kitchen is fitted with a range of units and enjoys access to the side garden, offering practical everyday convenience. Both bedrooms are comfortable doubles, providing flexible accommodation whether used as bedrooms, a guest room or home office. The bathroom is fitted with a white suite.

One of the property's standout features is the useful boarded loft space, complete with a window and accessed via a pull-down ladder. Whilst not a formally converted room, it offers fantastic additional storage or hobby space.

Outside, the property continues to impress. The south-facing rear garden enjoys plenty of sunshine and provides a wonderful setting for gardening, outdoor dining or simply unwinding. To the front there is ample off-road parking, together with a private garage, offering excellent storage or secure parking.

Offered for sale with no onward chain, this is a fantastic opportunity to acquire a bungalow in a sought-after position with excellent potential to modernise and personalise to your own taste.

Rogate Road is a well-established residential address, conveniently positioned close to local shopping facilities at Selden Parade, which cater for everyday needs. West Worthing railway station is within easy reach, providing excellent transport links along the South Coast.





UPVC double glazed door into entrance porch

Entrance hall

South facing lounge/diner
15'7 x 10'3 (4.75m x 3.12m)

Fitted kitchen
9'6 x 7'8 (2.90m x 2.34m)

Family bathroom
6'2 x 6'7 (1.88m x 2.01m)

Bedroom one with access to loft space
13'5 x 10'2 (4.09m x 3.10m)

Bedroom two (double aspect)
8'2 x 8'7 (2.49m x 2.62m)

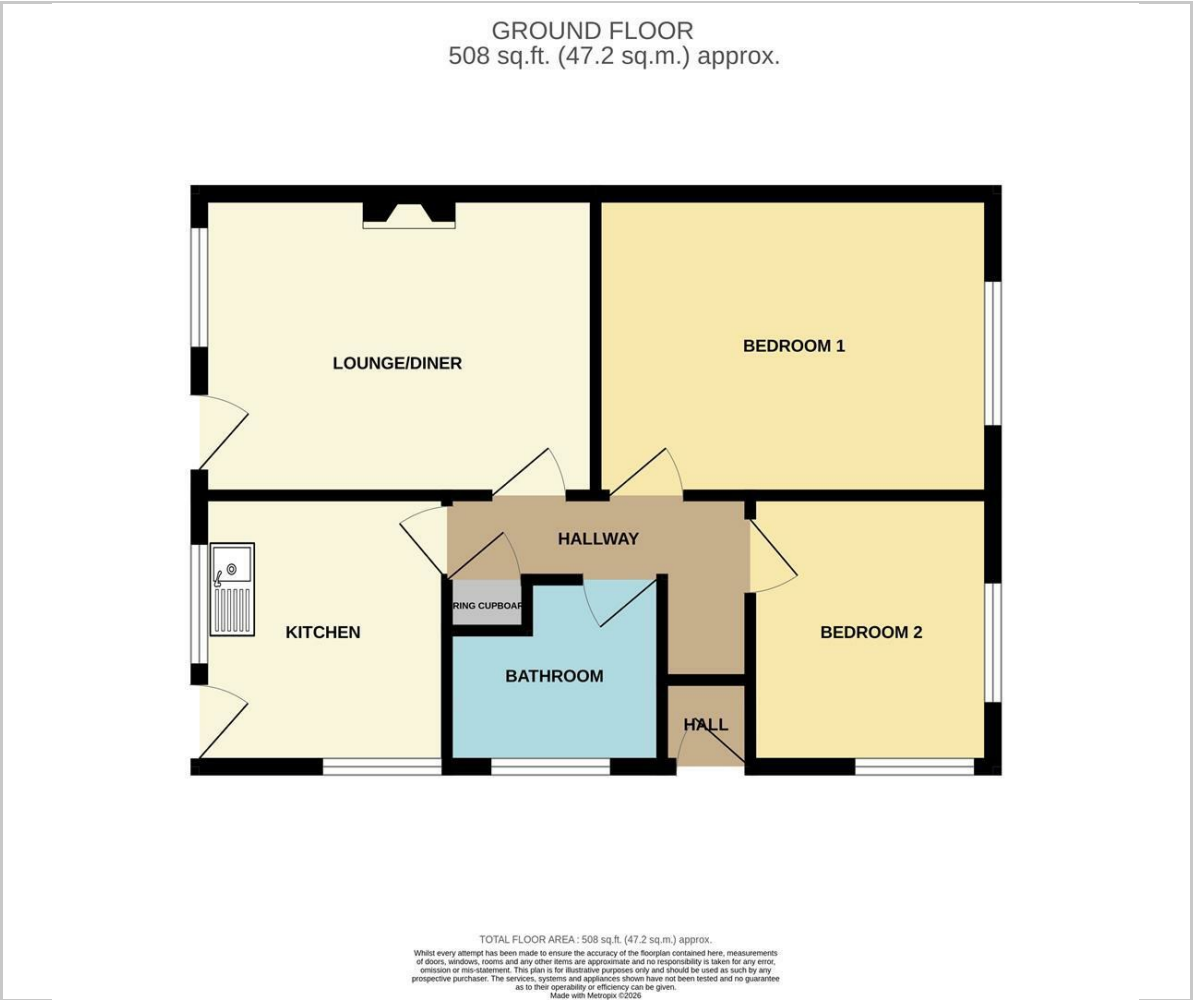
Off road parking

Garage

South facing garden



Floor Plan



Viewing

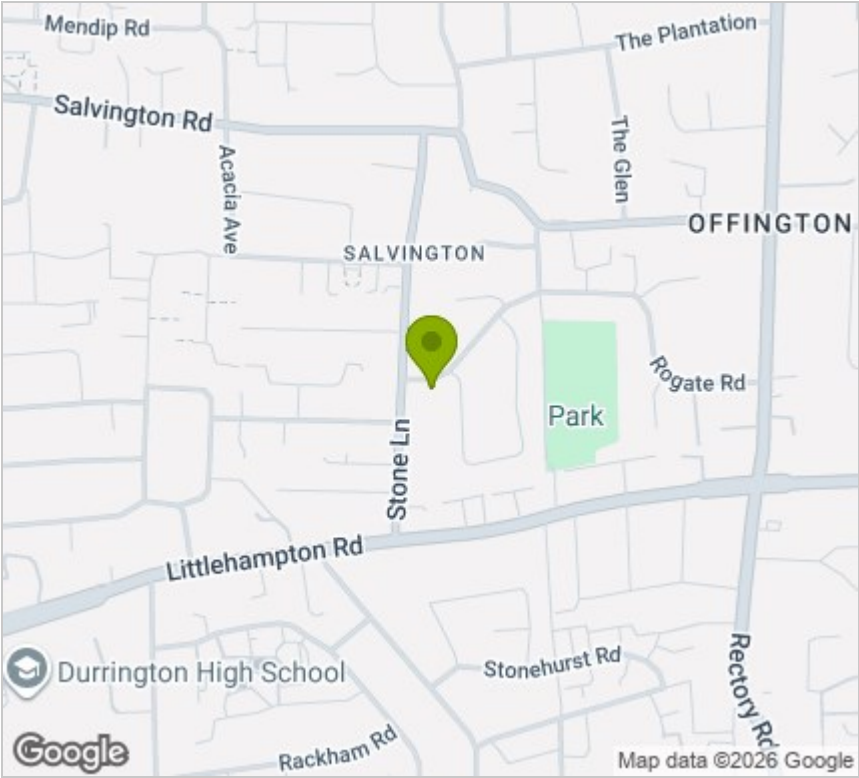
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Area Map



Energy Efficiency Graph

