



25 Rogate Road, Worthing, BN13 2DS
Offers In Excess Of £400,000

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We are delighted to present this three-bedroom semi-detached home, ideally situated in the sought-after Offington area of Worthing. Offering generous living space throughout, the property features a bright lounge, a spacious kitchen/diner, and a versatile conservatory extension — perfect for modern family life. Upstairs, there are three well-proportioned bedrooms and a stylish, contemporary bathroom. Outside, the west-facing rear garden is a real highlight, providing plenty of space to relax or entertain. It also benefits from access to a useful outbuilding and a garage. Offered to the market chain free, this is a fantastic opportunity not to be missed. Early viewing is highly recommended.

- Semi Detached House
- Three Bedrooms
- Conservatory
- West Facing Rear Garden
- Off Road Parking via Private Driveway
- Chain Free
- Popular Offington Location
- Viewing Highly Recommended





Entrance Hall

Floorboards throughout. Radiator.

Lounge

5.72 x 3.65 (18'9" x 11'11")

Floorboards throughout. Two Radiators.

Double glazed window.

Kitchen/ Dining Room

2.88 x 5.58 (9'5" x 18'3")

Floorboards throughout. A fitted kitchen comprising; roll edge work surfaces, a range of matching wall and base units. Part tiled walls. Wall mounted combination boiler. spotlights throughout. Two double glazed windows. Double glazed door leading to side access. Door providing access to understairs cupboard. Double glazed French doors leading too;



Conservatory

2.72 x 4.51 (8'11" x 14'9")

Floorboards throughout. Radiator. A range of double glazed windows and French doors leading to rear garden.

Main Bedroom

3.63 x 3.30 (11'10" x 10'9")

Carpeted throughout. Radiator. double glazed window. Built in wardrobes.

Second Bedroom

3.00 x 3.01 (9'10" x 9'10")

Carpeted throughout. Radiator. Double glazed window. Built in storage cupboard.

Third Bedroom

2.70 x 2.18 (8'10" x 7'1")

Carpeted throughout. Double glazed window. Radiator



Bathroom

Tiled flooring throughout. Fully tiled walls. Panelled bath. Corner shower cubicle. Low level W/c. Wash hand basin. Heated towel rail. Obscured double glazed window.

Rear Garden

The perfect low maintenance garden. Mainly laid to paving slabs. Access to outbuilding providing perfect office space. Access to detached garage.





Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any 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.
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		87
(81-91) B	73	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

These particulars are believed to be correct, but their accuracy is not guaranteed. They do not form part of any contract. The services at this property, ie gas, electricity, plumbing, heating, sanitary and drainage and any other appliances included within these details have not been tested and therefore we are unable to confirm their condition or working order.



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