

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









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")

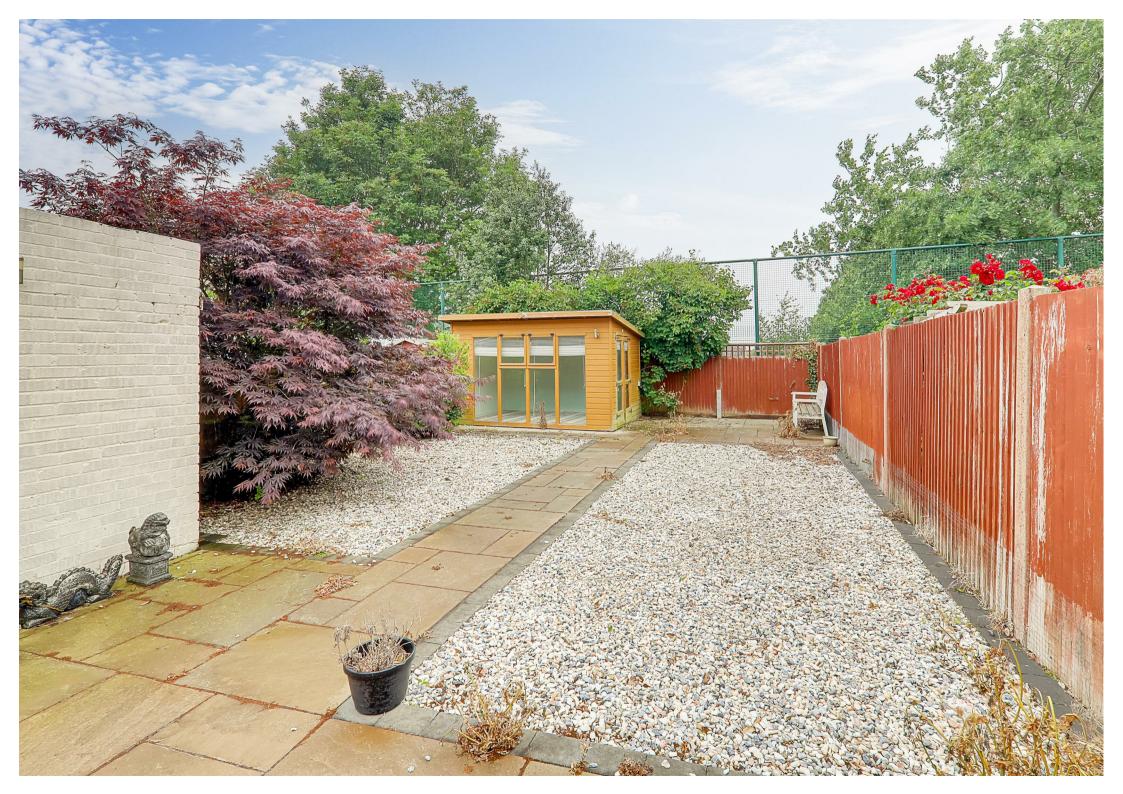
Carpeted throughout. Double glazed window.

#### 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.

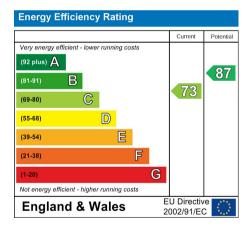


GROUND FLOOR 1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, vindows, rooms and any other tensure are approximate and no responsibility is taken for any error, omission on rise-statement. This plan is for flustrative 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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