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1 Rogate Close

Salvington, Worthing, BN13 2DU

Guide price £400,000

Freehold Council Tax Band C

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Offered for sale with no onward chain, this spacious three-bedroom semi-detached home is situated in the popular Salvington area and offers excellent scope and potential for its next owners to make it their own.

The accommodation begins with an entrance hall leading through to a generous double-aspect lounge/diner, providing a lovely space for relaxing and entertaining. There is also a kitchen/diner with a window and door opening into the UPVC double-glazed conservatory, which enjoys views over the garden and provides an additional reception space.

To the first floor are three bedrooms and a family bathroom.

One of the property's particular highlights is the garden, which extends around the front and side of the house and has been thoughtfully arranged into several distinct areas. The section immediately adjoining the conservatory is enclosed and laid mainly to block paving, making it ideal for pets or outdoor seating. The front garden is laid to lawn, whilst the remaining areas feature further lawned sections complemented by a lovely variety of mature trees, shrubs and established borders, creating a pleasant and established setting.

There is also off-road parking and a garage, whilst further benefits include gas central heating and double glazing. Subject to the necessary consents, there may also be potential to create direct access from the lounge onto the

























garden, further enhancing the connection between the indoor and outdoor living spaces.

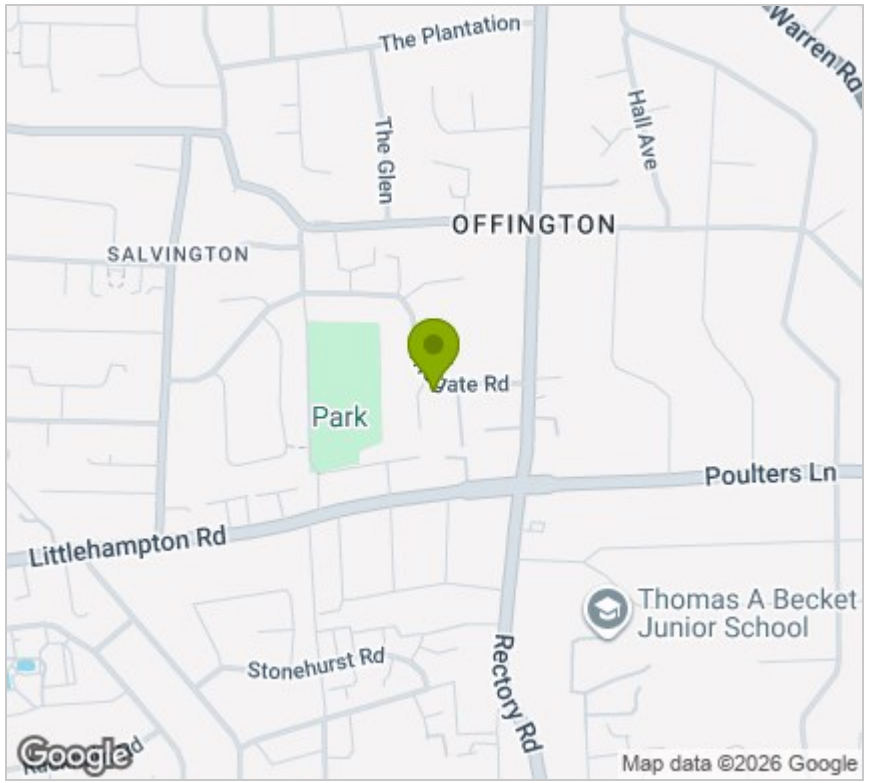
Salvington is a popular residential area, with everyday shopping facilities available nearby at Thomas A Becket and Seldons Parade. The John Selden pub is also within easy reach, whilst West Worthing railway station provides mainline rail connections.

Offered with no onward chain, this is a home with plenty of space, a generous garden and exciting potential. In our opinion, an internal viewing is essential to fully appreciate the accommodation, outside space and possibilities on offer.

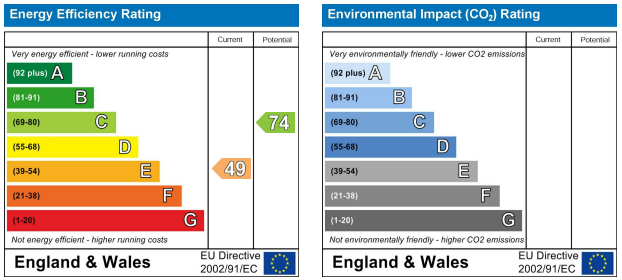
Floor Plan



Area Map



Energy Efficiency Graph



Viewing

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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