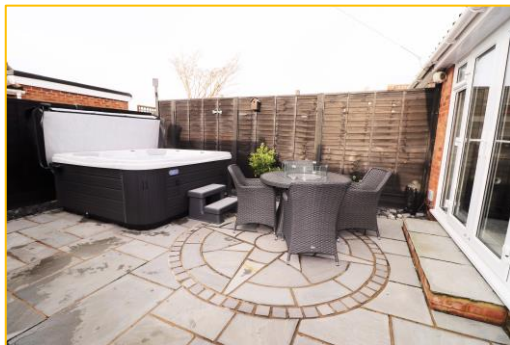




- SEMI DETACHED BUNGALOW
- SEPARATE HOME OFFICE/CONSULTANCY ROOM
- DESIRABLE SALVINGTON LOCATION
- GENEROUS CORNER PLOT
- MODERNISED THROUGHOUT
- GARAGE & OFF ROAD PARKING



**Rogate Road**  
Worthing BN13 2DY

**£475,000**

**\*\*Detached office/studio\*\*** A fantastic opportunity to purchase this semi detached bungalow on a spacious corner plot, situated in the desirable location of Salvington; within close proximity to local shops, schools and transportation links. Accommodation comprises an entrance hall, lounge, a stylish and modern kitchen, two bedrooms and a shower room. Externally there is a studio/home office next to the garage with off road parking to the front. Additionally there is a paved rear garden and a corner, wrap around garden to the front. The property has been significantly improved throughout by the current owner and early viewings are strongly advised to avoid any disappointment.

#### **Entrance Hall**

Double glazed, leaded light door to the front. Double panel radiator. Access to the loft which is fully boarded with power and light. Storage cupboard. Inset ceiling spot lights.

#### **Lounge** 15' 0" x 10' 0" (4.57m x 3.05m)

Double glazed, double opening doors to the rear garden. Additional double glazed windows to the side. Gas, coal effect fire (currently disconnected) Double panel radiator. Electric blinds. Ambient lighting.

#### **Kitchen** 9' 2" x 8' 6" (2.79m x 2.59m)

Tiled room with double glazed, double opening doors to the rear garden. Double glazed window to the front. Roll edge worktops with inset stainless steel single bowl, single drainer sink unit with mixer tap. Range of base units and drawers with matching wall mounted cupboards. NEFF double oven. Four ring gas hob with extractor unit over. Space and plumbing for a washing machine. Space for a fridge freezer. Electric blinds. Inset ceiling spot lights.

#### **Bedroom 1** 14' 4" x 10' 0" (4.37m x 3.05m)

Double glazed window to the side. Double panel radiator. Inset ceiling spot lights.

#### **Bedroom 2** 9' 0" x 8' 6" (2.74m x 2.59m)

Double aspect room with double glazed windows to the front and side. Single panel radiator. Inset ceiling spot lights.

#### **Shower Room**

Tiled room with a double glazed window to the front. Glazed, corner shower cubicle with wall mounted controls. Low level WC. Pedestal wash hand basin. Double panel radiator.

#### **Home Office/Consultancy Room/Studio** 10' 3" x 5' 1" (3.12m x 1.55m) Plus 6' 6" x 3' 10" (1.98m x 1.17m)

Detached from the property offering its own entrance via a double glazed door. Double glazed window to the front. Double panel radiator. Inset ceiling spot lights. The room has also been insulated and also benefits from air conditioning.

#### **Garage** 15' 0" x 8' 3" (4.57m x 2.51m)

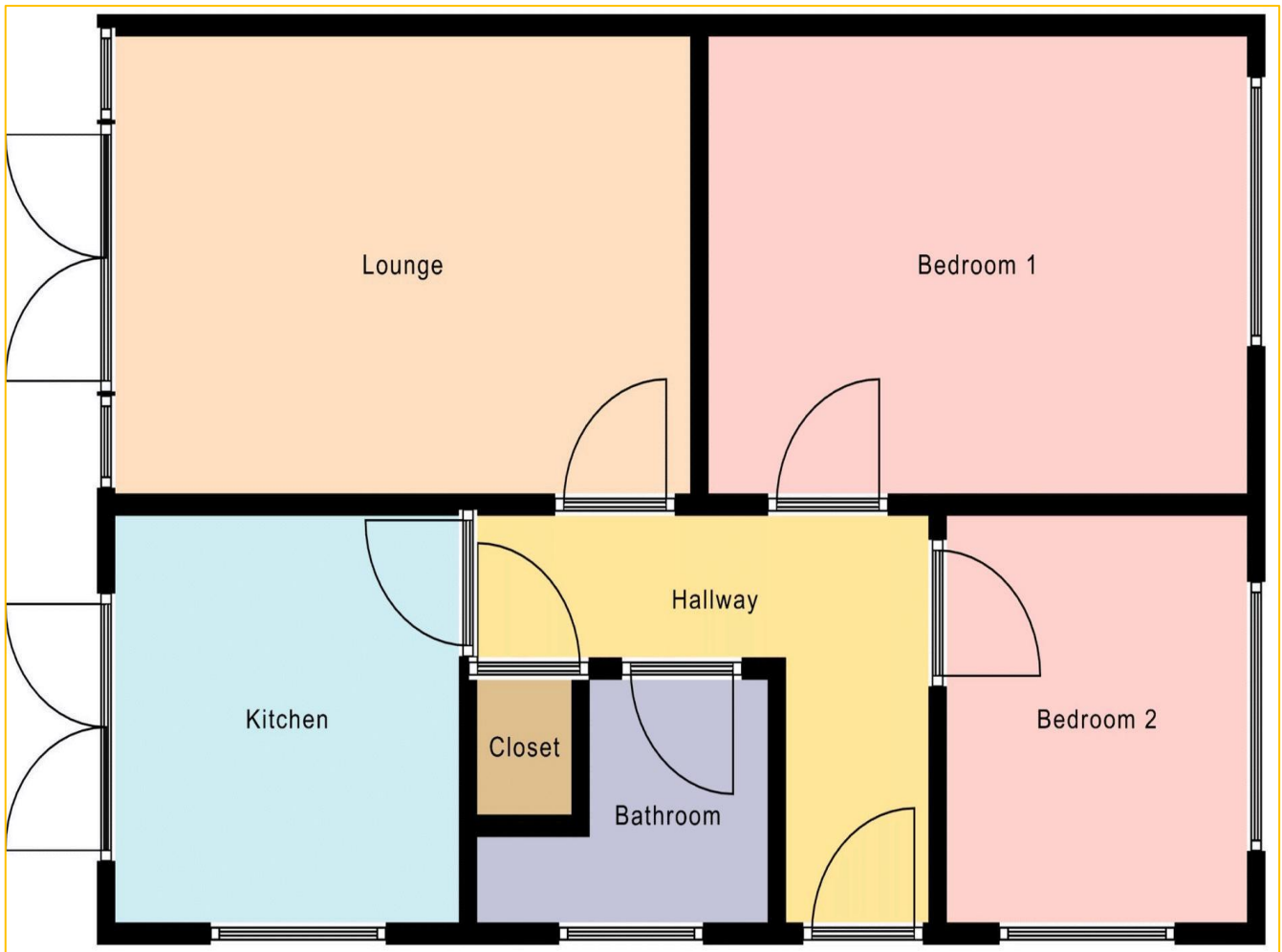
Garolla electric roller door. Double glazed door to the rear. Inset ceiling spot lights.

#### **Rear Garden**

Enclosed and mainly paved with centre feature. Recently installed 6 person hot tub with WIFI controls. Brick built barbeque. Power and lighting.

#### **Front garden**

This corner plot mainly laid to lawn and is shielded by Cherry Laurel bushes. There is also paving and an area of hardstanding providing off road parking.



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) <b>A</b>		
(81-91) <b>B</b>		86
(69-80) <b>C</b>		
(55-68) <b>D</b>	68	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	
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