



## Rogate Road, Worthing, BN13 3EF

£1,450 Per Month

A well-presented two double bedroom ground floor flat, situated in the popular Salvington area and available to rent immediately. Both bedrooms are generously sized and benefit from fitted wardrobes, providing excellent built-in storage. The property features a great-sized kitchen with ample worktop and cupboard space, room for a breakfast table and chairs, and designated space beneath the counters for a washing machine and dishwasher. There is also space for a freestanding fridge freezer.

The modern bathroom is stylishly finished and complemented by a separate WC, offering added convenience for sharers or families. A standout feature of the home is the large dual-aspect, south-facing living room, which is filled with natural light and enhanced by an attractive bay window.

Externally, the primary bedroom provides access to a small private patio area, ideal for a morning coffee or some fresh air. To the rear of the property, there is unallocated parking available, along with the added benefit of one private garage included in the rental.

Located in Salvington, the property is close to local amenities, schools, and shops, making it a practical and desirable place to live.

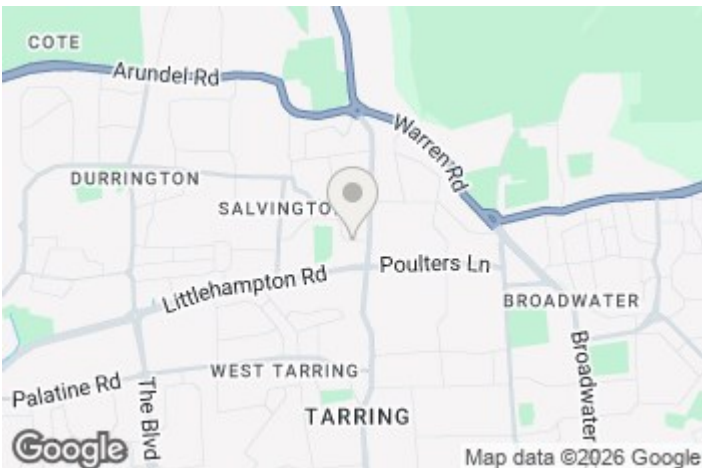


Council Tax Band: C

- \*Open Day Saturday 9th May AM\*
- Large south-facing dual-aspect living room with bay window
- Popular Salvington location close to amenities, schools & shops
- EPC - D
- Two double bedrooms with fitted wardrobes
- Private patio, garage, and residents parking
- Gas Central Heating
- Available Now



Worthing, a charming seaside town on the south coast of England, strikes a balance between Victorian elegance and contemporary energy. Its extensive pebble beach, historic pier and scenic promenade make for a quintessential coastal experience. A thriving cultural scene, including theatres, galleries and local events, brings vibrancy to the town. With lush green spaces such as Beach House Park and Highdown Gardens, plus a bustling town centre full of shops, restaurants and entertainment, Worthing is a well-connected, welcoming community with a rich history and enduring appeal.



EPC Rating:

D

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		78
(55-68)	D	62	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

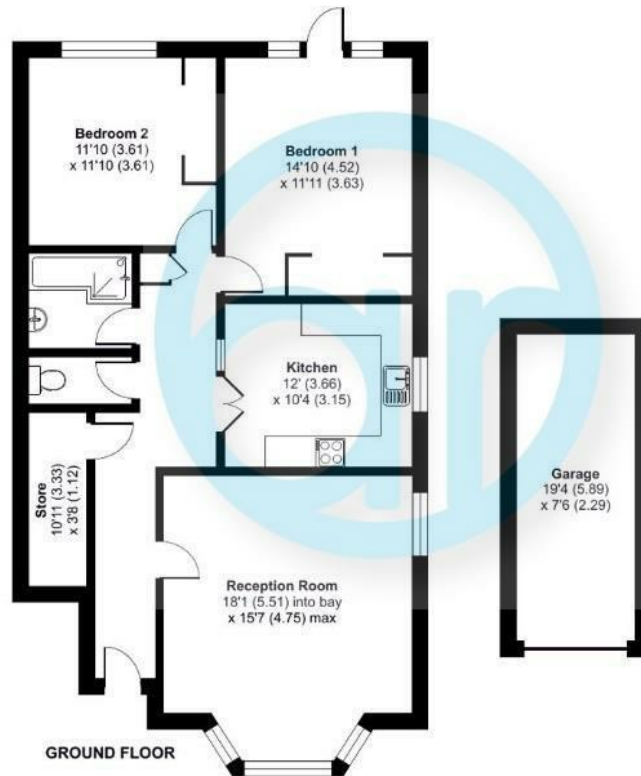
## Regency Court, Rogate Road, Tarring Worthing, BN13

Approximate Area = 979 sq ft / 90.9 sq m

Garage = 145 sq ft / 13.5 sq m

Total = 1124 sq ft / 104.4 sq m

For identification only - Not to scale



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