



ASPIRE RESIDENTIAL

Service | Expertise | Accountability



Rogate Road, Worthing, BN13 2EA

Asking Price £450,000

Immaculately presented throughout, this delightful two-bedroom detached bungalow offers bright, well-planned accommodation in the sought-after Salvington area, conveniently positioned close to local shops, amenities and bus routes.

The property features a welcoming entrance hall with useful storage, an impressive triple-aspect lounge enjoying excellent natural light, and a stylish modern kitchen with fitted appliances and direct access to the rear garden. There are two well-proportioned bedrooms, a contemporary shower room and separate WC, creating a practical and comfortable layout for single-storey living.

Outside, the attractive rear garden has been thoughtfully arranged for ease of maintenance, with brick-paved areas and established borders. A particular highlight is the versatile 14ft office/hobbies room, converted



Council Tax Band: D

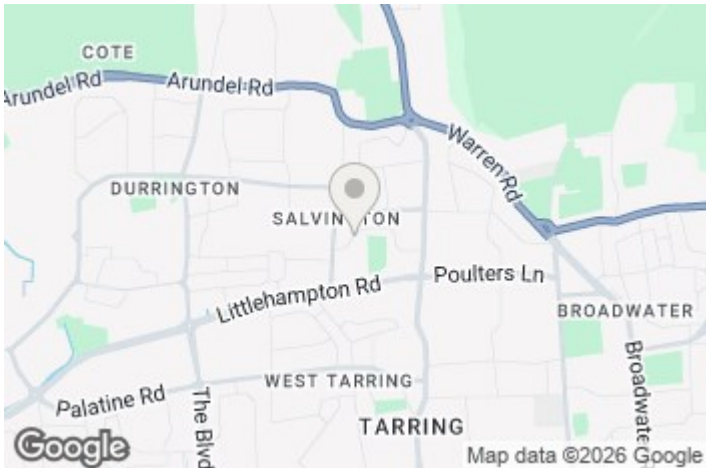
- Immaculately presented detached bungalow
- Bright triple-aspect living room
- Two well-proportioned bedrooms
- Versatile 14ft office/hobbies room
- Generous driveway parking for several vehicles
- Favoured residential Salvington location
- Stylish modern fitted kitchen
- Contemporary shower room and separate WC
- Attractive low-maintenance rear garden
- Double glazing, gas heating and freehold



Salvington is a popular and well-established residential area of Worthing, known for its attractive surroundings, peaceful streets and convenient access to local amenities. The area offers a welcoming community atmosphere with nearby shops, schools, bus routes and everyday services, making it particularly appealing for those seeking a comfortable suburban lifestyle.

Worthing town centre is within easy reach, providing a wider selection of shops, cafés, restaurants, leisure facilities, theatres and the historic seafront promenade. Nearby Broadwater, Tarring and Findon Valley offer further shopping facilities and local services, while convenient road connections provide access towards the A24 and A27.

For those who enjoy the outdoors, Salvington is well positioned for the South Downs National Park, Cissbury Ring and attractive countryside walks, with Worthing's beaches and coastline also easily accessible. Combining residential tranquillity with excellent everyday convenience, Salvington remains a highly desirable location within the Worthing area.



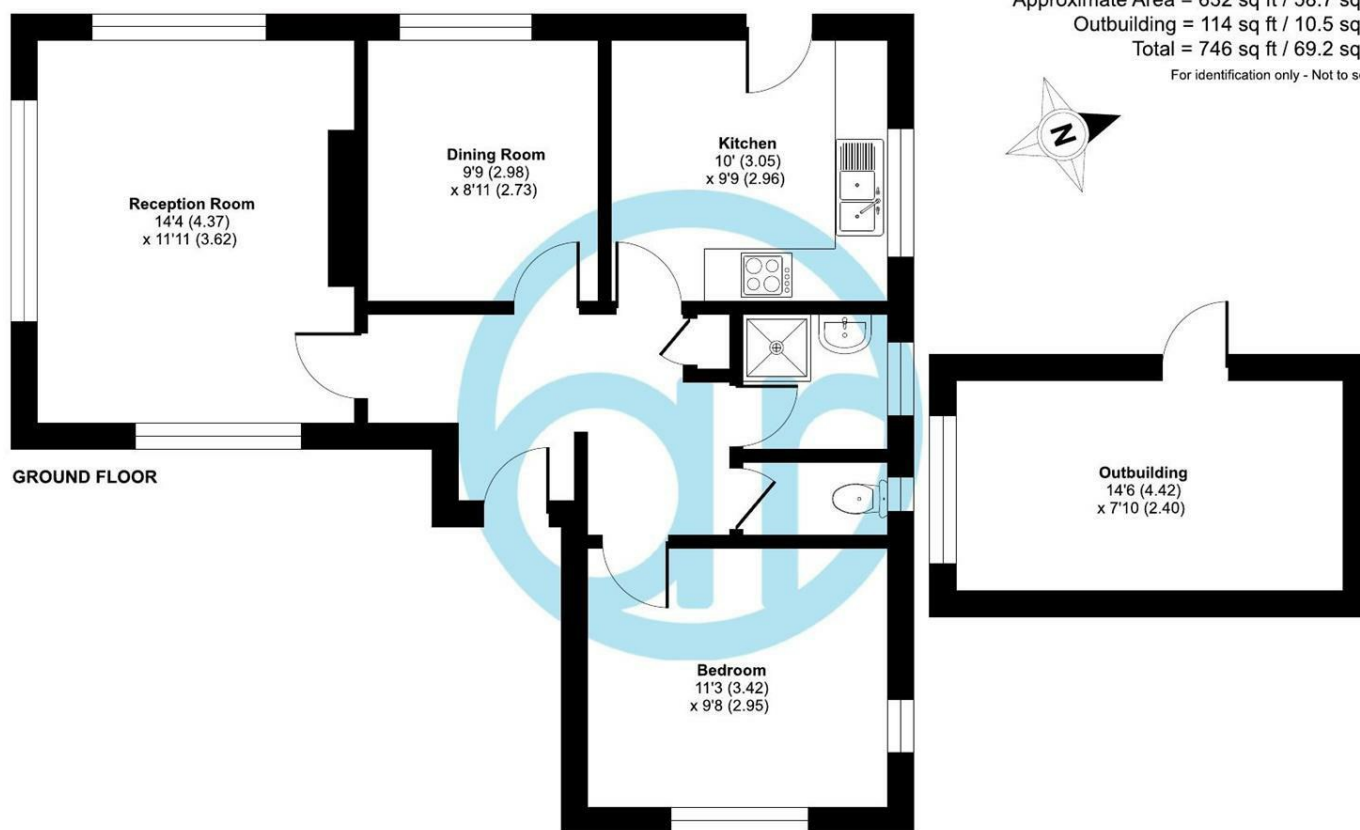
EPC Rating:
D

Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
(92 plus) A	
(81-91) B	86
(69-80) C	
(55-68) D	59
(39-54) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
England & Wales	
EU Directive 2002/91/EC	

Rogate Road, Worthing, BN13

Approximate Area = 632 sq ft / 58.7 sq m
 Outbuilding = 114 sq ft / 10.5 sq m
 Total = 746 sq ft / 69.2 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2026. Produced for Aspire Residential Real Estate. REF: 1537194

Aspire Residential | Goring-by-Sea

28 Goring Road
 Goring-by-Sea
 Worthing
 BN12 4AD
 Telephone: 01903 259 961
 Email: info@aspireresidential.co.uk



Aspire Residential | Durrington / Salvington

5 Selden Parade
 Salvington Road
 Worthing
 BN13 2HL
 Telephone: 01903 910 424
 Email: enquiries@aspireresidential.co.uk

Aspire Residential and Aspire Residential Estate Agents are trading names of Aspire Residential Real Estate Limited, a Company registered in England and Wales with registration number 11512783. VAT No. 305 0761 37

IMPORTANT NOTICE TO PURCHASERS: We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. The services, systems and appliances listed in this specification have not been tested by us and no guarantees as to their operating ability or efficiency are given. All measurements have been taken as a guide to prospective buyers only, and are not precise. If you require clarification or further information on any points, please contact us, especially if you are traveling some distance to view.