bacon and company
Estate and letting agents

72 Rogate Road, Worthing

Guide Price £400,000

72 Rogate Road

Worthing

An extended three bedroom detached bungalow having two reception rooms, double length garage and 100ft rear garden in this popular location of Salvington, Worthing. Briefly the accommodation comprises: entrance hall. living room, kitchen, extended dining room, three bedrooms and bathroom/wc. Externally there is a well maintained rear garden and front, driveway and double length garage currently arranged into two sections.

Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D

- CHAIN FREE
- Detached Bungalow
- Three Bedrooms
- Double Length Garage
- 100ft Rear Garden
- Driveway
- Popular Salvington Location
- Close to Local Shops, Schools and Ammenties

Entrance Hall
Double glazed UPVC door. Recessed cupboard into wall housing electric meter and fuse board. Radiator. Access to loft hatch.

Living Room
14′ 5″ x 10′ 3″ (4.39m x 3.12m)
Double glazed window to front. Radiator.

Kitchen
13′ 9″ x 9′ 5″ (4.19m x 2.87m)
Roll edge work surface having inset single draining stainless steel stink with mixer tap and draining board. Freestanding four ring gas cooker. Space and plumbing for washing machine. Space for undercounter fridge. Matching range or cupboards, drawers and eye level wall units. Radiator. Two double glazed windows and door to side. Wall mounted 'logic' boiler. Opening to:

Dining Room
14′ 8″ x 8′ 2″ (4.47m x 2.49m)
Radiator. Double glazed window and double glazed sliding patio door to rear garden.

Bedroom One
13′ 5″ x 10′ 3″ (4.09m x 3.12m)
Double glazed window to side. Radiator. Built in double mirrored wardrobes with shelving and hanging rail.

Bedroom Two
8′ 10″ x 7′ 7″ (2.69m x 2.31m)
Dual aspect. Two double glazed windows to front and side. Radiator.

Bedroom Three
8′ 10″ x 7′ 7″ (2.69m x 2.31m)
Double glazed window to side. Radiator.

Bathroom/wc
Panelled bath with mixer tap, glazed shower screen, wall mounted controls with shower attachment. Pedestal wash hand basin with mixer tap. Close coupled WC. Double glazed windows. Radiator. Built in shelved linen cupboard housing hot water tank.

Entrance Hall
Double glazed UPVC door. Recessed cupboard into wall housing electric meter and fuse board. Radiator. Access to loft hatch.

Living Room
14′ 5″ x 10′ 3″ (4.39m x 3.12m)
Double glazed window to front. Radiator.

Kitchen
13′ 9″ x 9′ 5″ (4.19m x 2.87m)
Roll edge work surface having inset single draining stainless steel stink with mixer tap and draining board. Freestanding four ring gas cooker. Space and plumbing for washing machine. Space for undercounter fridge. Matching range or cupboards, drawers and eye level wall units. Radiator. Two double glazed windows and door to side. Wall mounted 'logic' boiler. Opening to:

Dining Room
14′ 8″ x 8′ 2″ (4.47m x 2.49m)
Radiator. Double glazed window and double glazed sliding patio door to rear garden.

Bedroom One
13′ 5″ x 10′ 3″ (4.09m x 3.12m)
Double glazed window to side. Radiator. Built in double mirrored wardrobes with shelving and hanging rail.

Bedroom Two
8′ 10″ x 7′ 7″ (2.69m x 2.31m)
Dual aspect. Two double glazed windows to front and side. Radiator.

Bedroom Three
8′ 10″ x 7′ 7″ (2.69m x 2.31m)
Double glazed window to side. Radiator.

Bathroom/wc
Panelled bath with mixer tap, glazed shower screen, wall mounted controls with shower attachment. Pedestal wash hand basin with mixer tap. Close coupled WC. Double glazed windows. Radiator. Built in shelved linen cupboard housing hot water tank.

GARDEN

Majority being laid to lawn. Paved patio area with space for table and chairs. Range and borders of matures shrubs. Plants and bushes. Outside water tap.

FRONT GARDEN

Areas of paving and hardstanding for ease and maintenance with borders of mature plants and bushes.

DOUBLE GARAGE

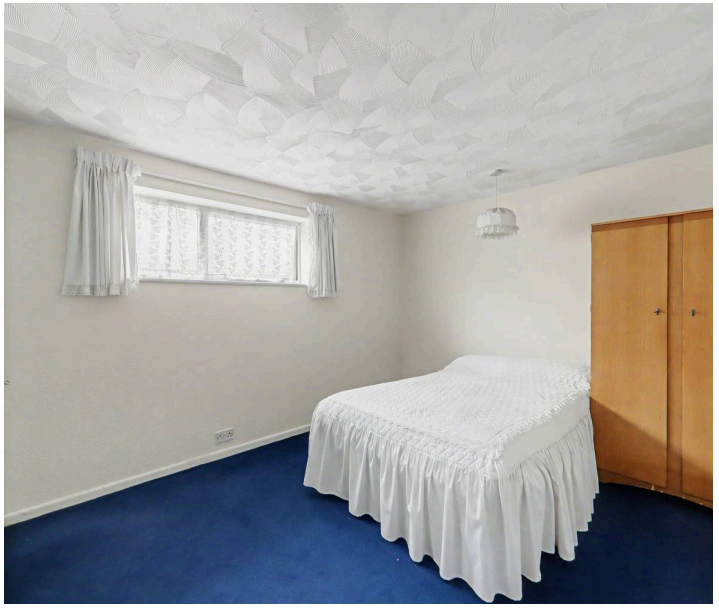
1 Parking Space

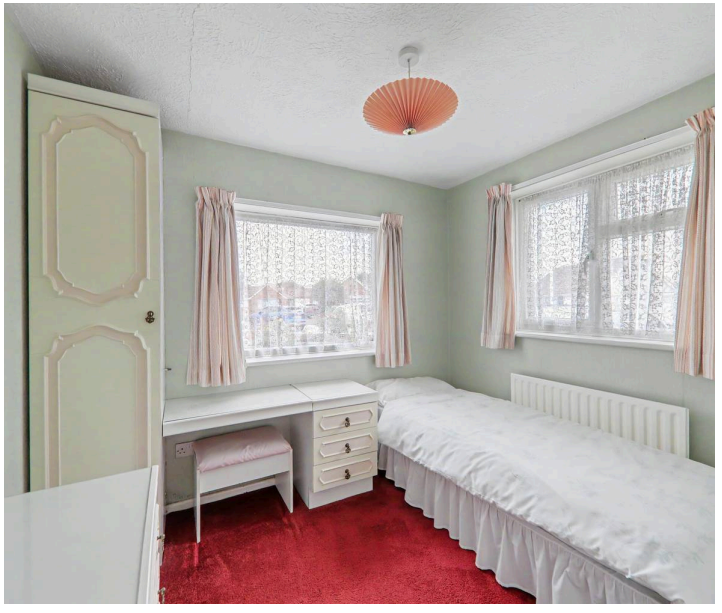
Double length garage measuring 34′9 through x 8′5 (10.60m × 2.57m). Up and over door. Power and light private double glazed door to garden. Two windows. Brick built.

DRIVEWAY

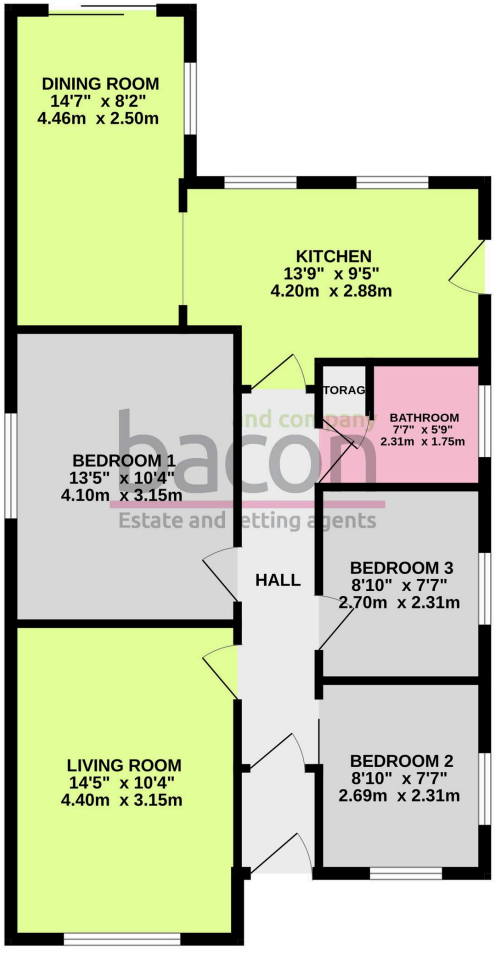
2 Parking Spaces

Off road parking for two vehicles. Hardstanding.





GROUND FLOOR
829 sq.ft. (77.0 sq.m.) approx.



TOTAL FLOOR AREA : 829 sq.ft. (77.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative 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.
Made with Metropix ©2026

Bacon and Company

Bacon and Company, 1-3 Broadwater Street West, Worthing - BN14 9BT

01903524000 · broadwater@baconandco.co.uk · www.baconandco.co.uk

These particulars are believed to be correct, but their accuracy is not guaranteed. They do not form part of any contract. The services at this property, ie gas, electricity, plumbing, heating, sanitary and drainage and any other appliances included within these details have not been tested and therefore we are unable to confirm their condition or working order. These details have been provided by the vendor. Any potential purchaser should instruct their conveyancer to confirm the accuracy.