



**Hyman**  **Hill**  
Estate & Letting Agent

**£325,000 Freehold**

 01273 454511

## 15 Rogate Close, Sompting, BN15 0DY

- Beautifully presented home
- Three bedrooms
- Through lounge diner
- Refitted kitchen
- Refitted bathroom
- Well presented rear garden
- Highly popular location
- Viewing is a must





### **ENTRANCE HALL**

Double glazed front door, tiled floor, stairs to first floor and under stairs storage cupboard, doors to.

### **LOUNGE DINING ROOM**

25' 7" x 11' 4" (7.8m x 3.45m) Double glazed to front, laminated flooring, electric flame coal effect fire, radiator, double glazed sliding doors to the rear garden.

### **KITCHEN**

8' 4" x 8' (2.54m x 2.44m) Double glazed window and door to rear, refitted wall, base and drawer units, work tops with fitted single drainer sink, spaces for washing machine, cooker and fridge freezer, spot lighting, tiled walls.



### **LANDING**

Hatch to loft space, fitted cupboard, doors to.

### **BEDROOM 1**

13' x 10' (3.96m x 3.05m) Double glazed window, radiator, wall mounted wardrobe.

### **BEDROOM 2**

11' x 10' 10" (3.35m x 3.3m) Double glazed window and radiator.

### **BEDROOM 3**

10' 5" x 6' 10" (3.18m x 2.08m) Double glazed window, radiator and over stairs cupboard.

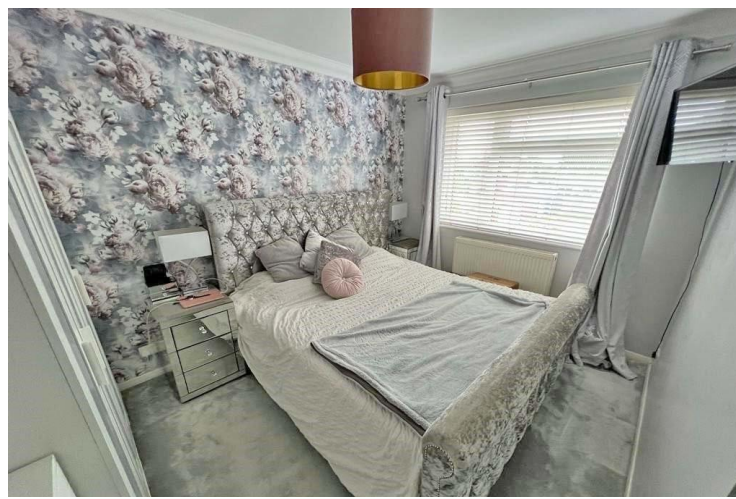


### **BATHROOM**

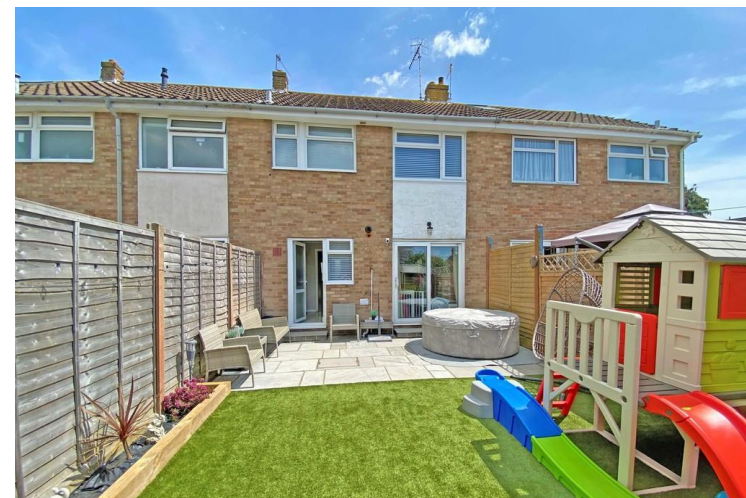
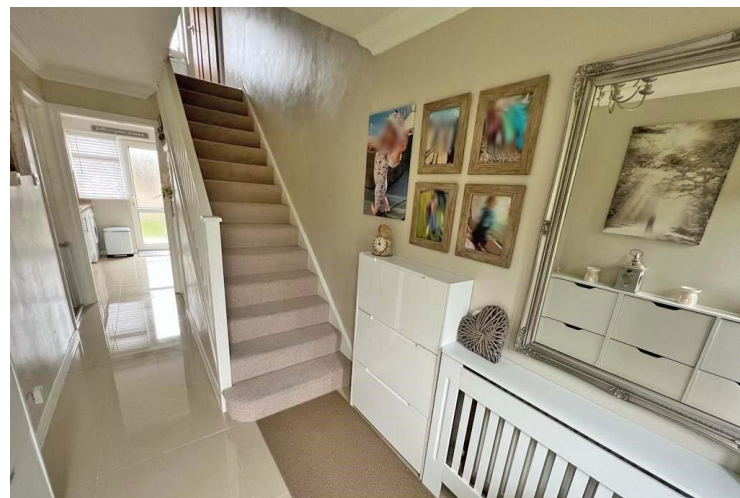
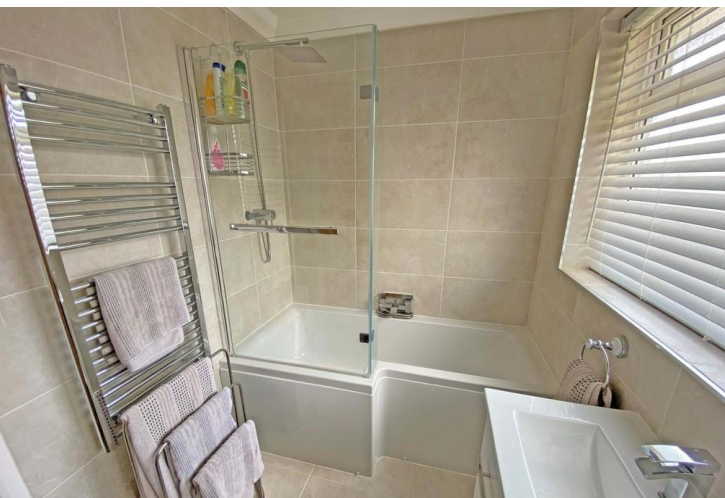
Refitted suite comprising of panelled bath with rainfall shower above, low level WC, vanity wash hand basin, heated towel rail, tiled walls, double glazed window.

### **REAR GARDEN**

Recently modernised with patio seating area onto artificial grass, shed and rear access.

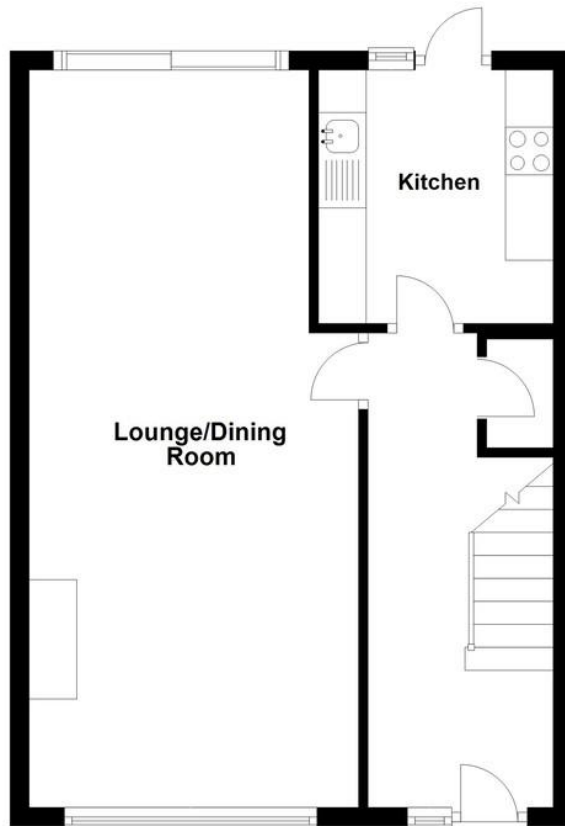




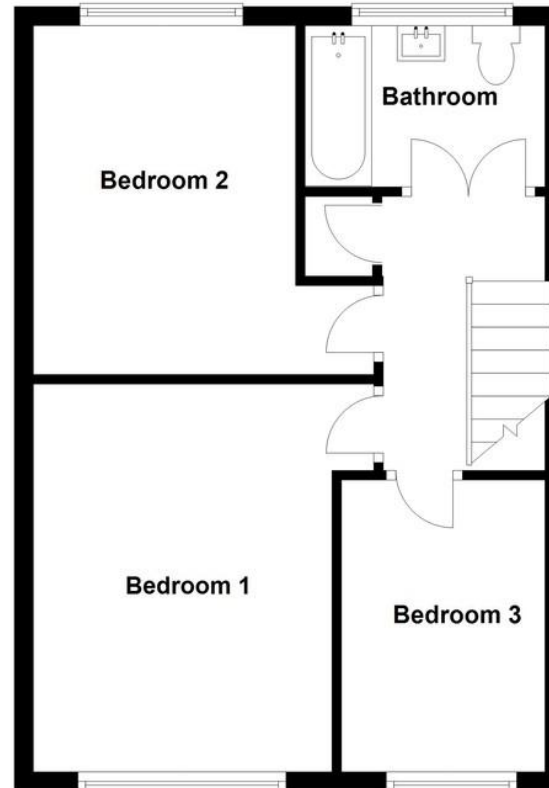




## Ground Floor



## First Floor



Total area: approx. 910.9 sq. feet

For illustrative purposes only. Not to scale.  
Plan produced using PlanUp.

### COUNCIL TAX BAND

Tax band C £1,992.85 per annum  
(2023/2024)

### TENURE

Freehold

### LOCAL AUTHORITY

Adur District Council

Score	Energy rating	Current	Potential
92+	A		
81-91	B		90 B
69-80	C	73 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

### OFFICE

10 Buckingham Road  
Shoreham-By-Sea  
West Sussex  
BN43 5UA

**T:** 01273 454511

**E:** shoreham@hymanhill.co.uk

**W:** www.hymanhill.co.uk

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements

### DO YOU HAVE A LOCAL PROPERTY TO SELL?

Please contact your local office who would be pleased to offer a FREE, no obligation market appraisal of your property.