



Rogate Close | Sompting | West Sussex | BN15 0DY

Offers In Region Of: **£290,000**







Jacobs Steel are delighted to presented to the market a well presented THREE bedroom SEMI DETACHED family home set within a quiet close in SOMPTING. The property also has a PRIVATE drive, garage and a great size SOUTH facing rear garden. Book a viewing before its too late...



## Key features:

- Semi Detached House
- Three Bedrooms
- Lounge/Dining Room
- Large Kitchen
- South Aspect Rear Garden
- Private Drive
- Garage
- Quiet Cul-De-Sac

 3 Bedrooms

 1 Bathrooms

 1 Living Room

Situated in a quiet cul-de-sac this property benefits from a private driveway and a garage. Upon entry to the property you are greeted by a good sized entrance hall with under stair storage. The lounge/diner is a fantastic size with views to the front and sliding doors to the rear with access to the south facing rear garden. The kitchen won't disappoint on size and comprises a range of units and a side door. Upstairs you have two double bedrooms and a single bedroom as well as the family bathroom which is to the rear of the property. The property is brought to the market in need of a little bit of modernisation however the vision of a perfect family home is clear.

Rogate Close is located just south of the A27, so access to the whole of the south coast is a snap! The beach is just over one and a half miles away, Lancing Train Station is about the same and you can be walking your dog on the South Downs in just a few minutes!

**ENTRANCE HALL** 15'0" x 6'3" (4.58m x 1.91m) Ceiling light, storage under the stairwell, doors leading off.

**LOUNGE/DINER** 28'6" x 10'5" (8.71m x 3.20m) (Max measurements) Ceiling lights, double glazed front bay window with views to front, sliding patio doors leading to rear garden.

**KITCHEN/BREAKFAST ROOM** 10'9" x 8'0" (3.30m x 2.44m) Ceiling light, Double glazed window overlooking rear garden, range of eye level and base units comprising of cupboards and draws, roll top work surfaces, UPVC door leading to side.

**LANDING** 12'2" x 6'2" (3.72m x 1.90m) Ceiling light, Large double glazed window looking to side of property, doors leading off to bedrooms and family bathroom.

**MASTER BEDROOM** 14'0" x 10'6" (4.29m x 3.21m) Ceiling light, double glazed window over looking the front.

**BEDROOM TWO** 11'11" x 8'9" (3.64m x 2.69m) Ceiling light, double glazed window over looking rear garden.

**BEDROOM THREE** 8'0" x 6'3" (2.44m x 1.92m) Ceiling light, double glazed window over looking front.

**BATHROOM** 8'0" x 5'6" (2.44m x 1.68m) Ceiling light, frosted doubled glazed window, Bath with shower over, Wash hand basin, WC.

**GARAGE**

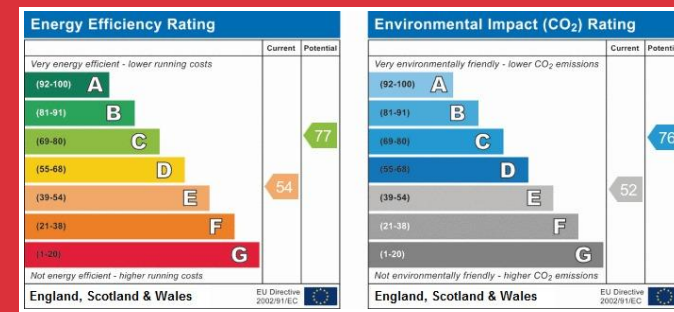
**REAR GARDEN** Patio area, laid to lawn with shrub boarders.







Whilst every attempt has been made to ensure the accuracy of the floor plan 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  
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## Property Details:

Floor Area: ( ) – Floor area is quoted from the EPC

Tenure: Freehold

Council Tax: Band

Whilst we endeavour to make our property particulars accurate and reliable, we have not carried out a detailed survey. If there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information for you, particularly if you are contemplating travelling some distance. Whilst every effort has been made to ensure that any floor plans are correct and drawn as accurately as possible, they are to be used for layout and identification purposes only and are not drawn to scale. The services, where applicable, including electrical equipment and other appliances have not been tested and no warranty can be given that they are in working order, even where described in these particulars. Carpets, curtains, furnishings, gas fires, electrical goods/ fittings or other fixtures, unless expressly mentioned, are not necessarily included with the property.