



Asking Price
£575,000
 Freehold

Robson Road, Goring-By-Sea

- Spacious semi-detached house • Four bedrooms
- Sought after West Park location • Three Reception Rooms
- Modern fitted kitchen with appliances • EPC rating - E
- Garage • Viewing recommended

Robert Luff & Co are delighted to offer this extended four/five bedroom Art Deco style semi-detached house situated in a sought after location of Goring with its superb shops, schools, access to mainline railway station serving London, Brighton, Portsmouth and Southampton. Also the beach can be found approx. 3/4 of a mile away. The property has a spacious reception hall, bay fronted living room, fully fitted Kitchen/dining/family room, ground floor cloakroom/w.c and office/study/bedroom five. On the first floor are three bedrooms, bath/w.c and on the top floor a further bedroom with access to roof terrace with panoramic views of the surrounding area leading to the South Downs. Outside are front and rear gardens and the garage and driveway.

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Accommodation

Entrance Hall 13'10" x 9'9" to include stairs (4.22m x 2.97m to include stairs)

Three quarter wood panel walls, obscured double glazed window, two storage cupboards, radiator, wood flooring, smooth ceiling.

Living Room 18'8" x 13'11" (5.69 x 4.26)

Feature fireplace, wood flooring, recessed book shelf and storage cupboards, double glazed bay fronted windows, two radiators, smooth ceiling, double doors to:

Dining/Family Room 14'5" x 13'9" (4.4 x 4.21)

Open plan leading into Kitchen, wood flooring, smooth ceiling, two radiators, door also onto Study/Office/Bedroom Five.

Kitchen 19'5" x 10'11" (5.93 x 3.34)

Measurements to include built in units. Matching range of floor and wall units with work top surfaces, inset Butler sink with mixer tap and rinser, part tiled walls, double glazed window to side and double glazed window and door to rear garden, built in dishwasher, six ring gas burner and extractor over, fridge/freezer, plumbing and space for washing machine and dryer, smooth ceiling with spotlights, pan drawers, tall cupboard with racking system.

Cloakroom

Low-level u.c., obscured double glazed window, part tiled walls, wash hand basin, smooth ceiling, radiator.

Study/Office/Bedroom Five 12'10" x 7'5" (3.92 x 2.27)

Double glazed double doors onto and overlooking the rear garden, smooth ceiling with spotlights, radiator.

Landing

Obscured double glazed window, radiator, part panelled walls, smooth ceiling.

Bedroom One 18'8" x 13'11" (5.69 x 4.26)

Measurements to include bay and built in wardrobes with hanging and shelving, double glazed bay windows, smooth ceiling, fireplace, radiator.

Bedroom Two 13'11" x 13'10" (4.25 x 4.24)

Measurements to include built in wardrobes and into recess. Wardrobes with hanging rail and shelving, radiator, double glazed window, smooth ceiling.

Bedroom Three 9'10" x 8'11" (3.02 x 2.73)

Double glazed window, radiator, picture rail, smooth ceiling.

Bath/Shower 9'8" x 9'4" (2.97 x 2.87)

Panelled bath with mixer tap, low-level u.c., pedestal wash hand basin, tiled walls and floor, radiator, smooth ceiling with spotlights, obscured double glazed window, walk in corner shower cubicle with shower head and additional side rinser, airing cupboard with slatted shelving and housing central heating boiler.

Top Floor Landing

Double glazed window with views over roof tops to The Downs, storage cupboard, door to bedroom and sun terrace.

Bedroom Four 13'5" x 13'10" (4.11 x 4.24)

Two double glazed windows giving double aspect, smooth ceiling and spotlights, radiator.

West Facing Sun Terrace 13'7" x 13'4" (4.15 x 4.08)

Views to the North over roof tops to the downs and views West and South.

Front garden

Laid to shingle and stone chippings, brick paved pathway to front door, flowers and shrubs.

Rear garden

Laid to stone paved patio, flower and shrub borders, artificial turf area, personal door to garage, side pathway.

Garage

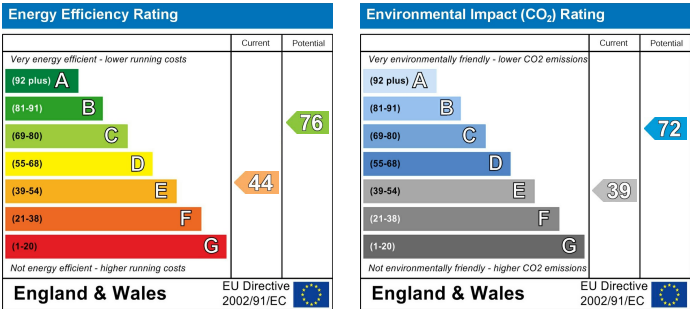
accessed via Trent Road.



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