



**JAMES & JAMES**  
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BUYING | SELLING | LETTINGS | COMMERCIAL | MORTGAGE ADVICE

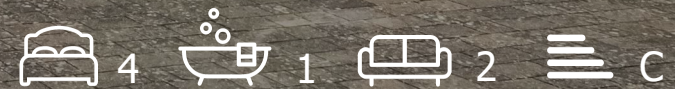


38 Robson Road

Goring-By-Sea, Worthing, BN12 4EF

Guide price £650,000

Freehold Council Tax Band E



Guide Price £650,000 - £675,000.

A most impressive and deceptively spacious, superbly presented four bedroom, two reception room, semi-detached house in this popular residential area.

In brief, the accommodation comprises enclosed entrance porch into spacious entrance hall feature bay fronted sitting room, and an extended lounge/diner being double aspect with roof lantern, and a pleasing outlook over the South facing rear garden. There is a modern fitted kitchen/breakfast room, and a ground floor WC, which in turns opens onto a utility room with door giving side access.

To the first floor, are four double bedrooms, with bedroom two having full width fitted wardrobes and a nicely fitted bathroom with bath and double shower.

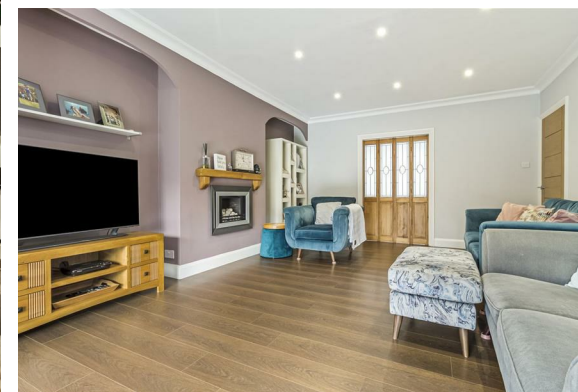
Externally, the front of the property is arranged to provide off-road parking for several vehicles, whilst the South facing rear garden is a particular feature of the property being laid predominantly to lawn, with flagstone patio and maturing borders. Other benefits include gas central heating and double glazing.

Situated in Robson Road, the property is ideally located, just a short stroll into the main shopping parade along Goring Road. The property is perfectly placed between both West Worthing and Durrington-on-Sea mainline railway station, which give great links to most major towns and cities.

The property is being offered for sale with no onward chain, and we ask that you ring the vendor's sole agents to arrange your private viewing tour.

Double glazed front door into entrance porch  
5'5 x 4'6 (1.65m x 1.37m)

Spacious entrance hall  
15'5 x 6'5 (4.70m x 1.96m)





Bay fronted lounge  
15'6 x 13'7 (4.72m x 4.14m)

Extended sitting room  
24'4 x 13'10 (7.42m x 4.22m)

Modern fitted kitchen/breakfast  
room  
14'8 x 9'7 (4.47m x 2.92m)

Ground floor w/c  
7'9 x 2'6 (2.36m x 0.76m)

Utility room  
7'6 x 5'9 (2.29m x 1.75m)

Stairs to first floor landing with  
access to loft

Bedroom one  
15'2 x 13'6 (4.62m x 4.11m)

Bedroom two with fitted wardrobes  
16'2 x 12'0 (4.93m x 3.66m)

Bedroom three  
14'11 x 8'2 (4.55m x 2.49m)

Bedroom four  
10'7 x 11'7 (3.23m x 3.53m)

Family bath and shower room  
14'9 x 5'8 (4.50m x 1.73m)

Ample off road parking

Garage

South facing landscaped rear garden

## Floor Plan



## Viewing

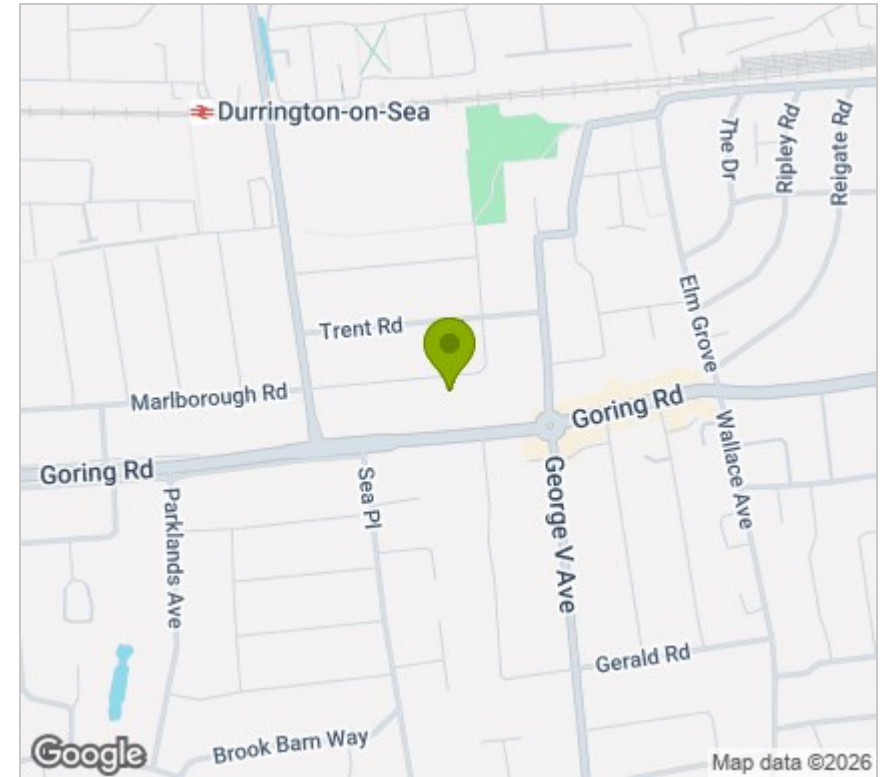
Please contact our Worthing Office on 01903 958770 if you wish to arrange a viewing appointment for this property or require further information.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

All successful buyers must complete an online identity verification check provided by I am Property. This is a legal requirement in accordance with HMRC's Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017. The cost of this check is £20 (inc. VAT) per person.



## Area Map



## Energy Efficiency Graph

