



Robson Road, Goring-by-Sea, Worthing, BN12 4EN

Guide Price £725,000



Jacobs Steel are pleased to offer a well presented, semi-detached house, with four double bedrooms. The property spans over three floors and offers a refitted open plan kitchen/ dining room, family bathroom, west facing lounge, family bathroom and west facing roof terrace. The semi detached house also features off road parking, garden and a garage.



Key Features

- Semi Detached House
- Four Double Bedrooms
- West Facing Lounge
- Refitted Open Plan Kitchen/Dining Room
- Four Piece Family Bathroom
- West Park School Catchment
- Garage
- Off Road Parking
- West Aspect Roof Terrace
- Favoured Goring-By-Sea Location



4 Bedrooms



1 Bathrooms



2 Reception Rooms

INTERNAL

Front door leading into the good size entrance hall which offers oak original panelling and access to two storage cupboards. The west facing lounge offers a fireplace and bay fronted window, double doors leading to the open plan kitchen/dining room. The fitted kitchen offers a butlers sink, five ring gas hob, eye level oven, integrated dishwasher, integrated washing machine, fridge/ freezer, access to the ground floor cloakroom and door leading out to the rear garden. There is a family room to the rear of the property which features doors out to the garden. On the first floor there is a family bathroom and three double bedrooms. On the second floor is a fourth double bedroom, large landing and access to the west facing roof terrace.

EXTERNAL

To the front of the property there is off road parking with pathway leading to the front door and access to the rear garden via a timber gate. The rear garden has been laid to artificial lawn with patio area, floral, shrub and tree borders. Pathway leading to the rear of the garage which can be accessed via a personal door. The garage can be found on Trent Road with additional parking for one car in front of the garage. The property also offers a west facing terrace which has been laid to artificial lawn.

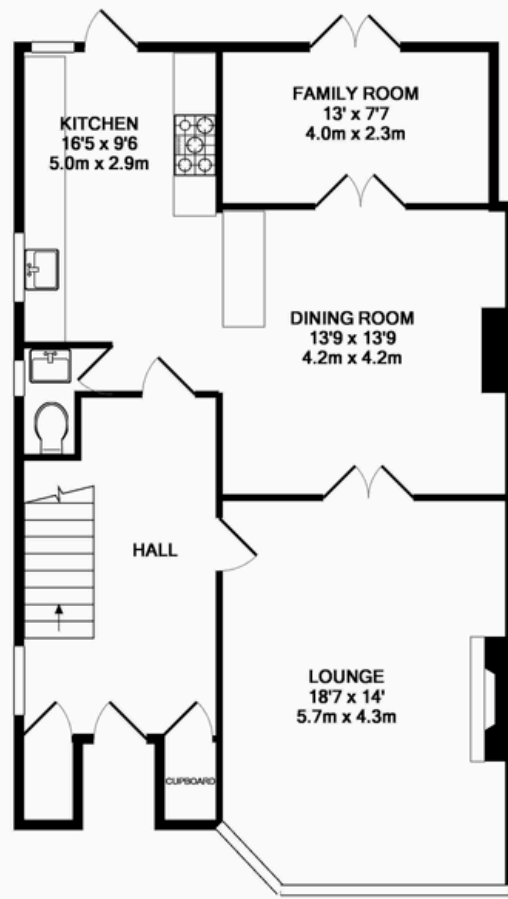
LOCATION

Located in desirable Robson Road, the house is situated 200 yards from West Worthing high street, which offers greengrocers, eateries and convenience stores. West Worthing train station is 0.7 miles away and West Park is situated at the top of the road. The house falls in the West Park CE Primary school catchment area

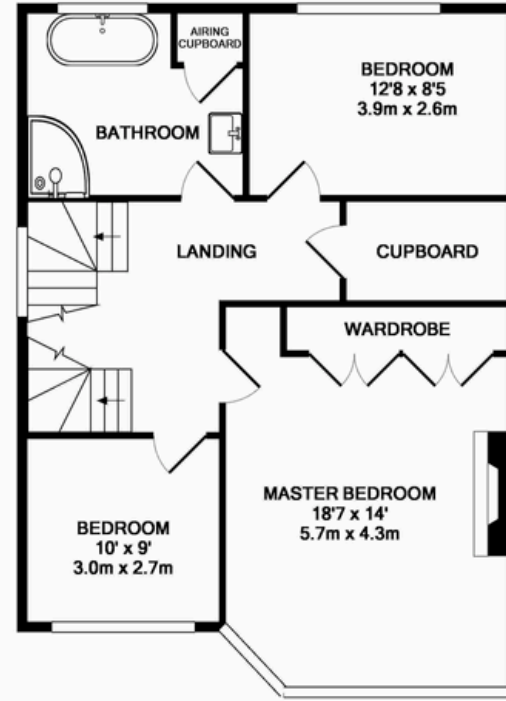
COUNCIL TAX BAND

E

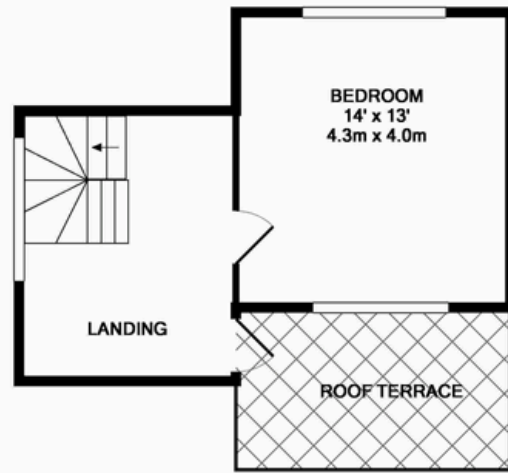




GROUND FLOOR



1ST FLOOR



2ND FLOOR

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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| Energy Efficiency Rating | | |
|---|-------------------------|-----------|
| | Current | Potential |
| Very energy efficient - lower running costs | | |
| (92 plus) A | | |
| (81-91) B | | |
| (69-80) C | | 76 |
| (55-68) D | | |
| (39-54) E | 44 | |
| (21-38) F | | |
| (1-20) G | | |
| Not energy efficient - higher running costs | | |
| England & Wales | EU Directive 2002/91/EC | |

Property Details:

Floor area (as quoted by EPC: 182 sqm)

Tenure: freehold

Council tax band: E

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 floorplans 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.