



1 Robson Road | Worthing | West Sussex | BN12 4EE

'Offers In Region Of' **£500,000**



Jacobs Steel are delighted to offer for sale this rarely available and deceptively spacious semi-detached house situated in this popular road in Goring-By-Sea. The property boasts five bedrooms, two receptions rooms, two bathrooms, kitchen/breakfast room, off road parking for several vehicles and is offered with no on going chain.



Key features:

- Semi-Detached Family House
- Five Bedrooms
- Two Reception Rooms
- Two Bathrooms
- Kitchen/Breakfast Room
- Conservatory
- Off Road Parking for Several Vehicles
- Popular & Quiet Residential Location
- Close to Local Shops, Amenities & Transport

Links

- No On Going Chain



5 Bedrooms



2 Bathrooms



2 Living Rooms

INTERNALLY A storm porch to the front of the property offers a convenient space to hang your coats before passing through the main front door to the entrance hallway. This spacious hallway has stairs to the first floor and doors to all ground floor rooms. The lounge measures a generous 18' x 14' with a bay window to the front making this a light, airy room with double doors opening to the dining room. This generously sized room benefits from direct access to the conservatory with triple aspects and double doors overlooking the rear garden. The kitchen/breakfast room has been cleverly designed to allow enough space for a breakfast table and floor and wall mounted kitchen units with an array of integrated appliances. There is a door which leads to a Lean to/Utility room with further access to the rear garden. A ground floor shower room, fitted with a shower, toilet and hand wash basin, is located off of the hallway but is also conveniently accessible from the ground floor bedroom which has been converted from the original garage. To the first floor are four further bedrooms with the master measuring 18' x 14'. There is a bathroom which has been fitted with a bath with shower over, hand wash basin along with a separate w/c.

EXTERNALLY The front of the property is block paved allowing off road parking for several vehicles and an area laid to lawn with a variety of mature shrub and planted borders. A side gate gives access to the rear garden which is laid with paving slabs with a raised central border and a variety of mature planted borders.

SITUATED in this quiet road in popular Goring-By-Sea, the house is conveniently located 800 yards from West Worthing high street which offers amenities including banks, pharmacy, convenience stores and eateries. The house falls within West Park School Catchment and is only 0.7 miles away from West Worthing seafront. The closest train station is Durrington-On-Sea, 0.5 miles away and the Pulse bus route runs along adjoining Shaftesbury Avenue. West Park Recreation Ground is located at the top of the road, Durrington leisure centre is within a 5 minute walk and Worthing town centre with its comprehensive shops, restaurants and theatres is approximately 1.5 miles away.

STORM PORCH

ENTRANCE HALL

LOUNGE 18' 0" x 14' 0" (5.49m x 4.27m)

DINING ROOM 14' x 13' (4.27m x 3.96m)

CONSERVATORY 12' 3" x 7' 6" (3.73m x 2.29m)

KITCHEN/BREAKFAST ROOM 15' 1" x 12' 3" (4.6m x 3.73m)

LEAN TO/UTILITY ROOM

SHOWER ROOM

BEDROOM FIVE 15' 1" x 8' (4.6m x 2.44m)

BEDROOM ONE 18' x 14' (5.49m x 4.27m)

BEDROOM TWO 13' x 11' 3" (3.96m x 3.43m)

BEDROOM THREE 10' 8" x 8' 4" (3.25m x 2.54m)

BEDROOM FOUR 10' 8" x 8' (3.25m x 2.44m)

BATHROOM

W/C



This floor plan shows a 3-bedroom house with a conservatory, lounge, dining room, kitchen, shower room, and porch. The layout includes a central hall with stairs leading up, a kitchen with a sink and stove, a dining room, a lounge, a bedroom, a shower room, and a conservatory. The dimensions for each room are provided in both feet and inches, and meters and centimeters.

Room	Dimensions (ft x in)	Dimensions (m x cm)
Conservatory	12'3" x 7'6"	3.74m x 2.28m
Lounge	14'0" x 18'0"	4.27m x 5.48m
Dining Room	14'0" x 13'0"	4.27m x 3.96m
Kitchen	15'1" x 9'3"	4.60m x 2.82m
Bedroom	8'0" x 15'1"	2.44m x 4.60m
Shower Room	-	-
Hall	-	-
Porch	-	-

FIRST FLOOR

BEDROOM
8'0" x 10'8"
2.43m x 3.25m

BATHROOM

BEDROOM
11'3" x 13'0"
3.42m x 3.96m

WARDROBE

BEDROOM
10'8" x 8'4"
3.26m x 2.53m

BEDROOM
14'0" x 18'0"
4.27m x 5.48m

LANDING

DOWN

RING CUPBOARD

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.



Property Details:

Council Tax: E