



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



29 Robson Road

Goring-By-Sea, Worthing, BN12 4EE

Asking price £700,000

Freehold Council Tax Band E



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James & James Estate Agents are delighted to bring to the market this beautiful and versatile five bedroom art deco family home situated in one of West Worthing's most sought after roads.

The accommodation in brief comprises double glazed front door into spacious entrance hall with ground floor shower room, superb bay fronted lounge with focal open fireplace, media room/bedroom five with sliding doors on to the rear garden, a superb extended luxury fitted kitchen/dining room with a range of bi-fold doors opening onto the rear garden. The kitchen boasts a range of integrated appliances including full height freezer and fridge along with dishwasher, induction hob and double ovens. There's a stone work surface with 1 and 1/2 bowl undermount sink, and a roof lantern affording lots of natural light.

To the first floor there are a further four good size bedrooms with the master bedroom having a walk in wardrobe and there is a luxury fully fitted family bath & shower room.

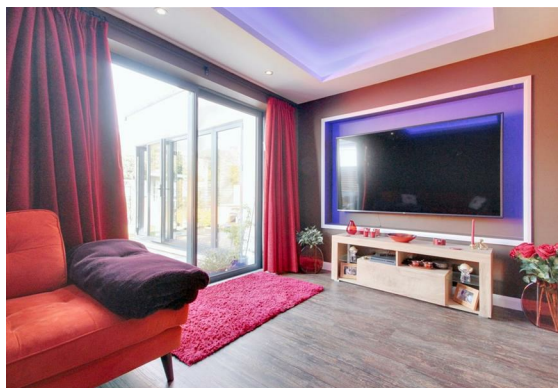
Externally the front garden is predominately laid to lawn with maturing borders and flag stone patio providing off road parking which in turn leads to the garage, and the rear garden is a particular feature of the property having been landscaped by the current owners to include areas of Indian sandstone patios, lawn, shingle, summer house and shed.

Other benefits include gas central heating and double glazing. In our opinion internal viewing is considered essential to appreciate the overall condition versatility and style of this beautiful character home.

Situated in Robson Road, the house is ideally located just a short walk from the mainline railway stations, Goring Road busy shopping parade, local schools and the beach. The nearest mainline railway station is Durrington-on-Sea giving great links to major towns and cities, and buses also serve the area.

Double glazed front door

Spacious entrance hall  
15'5 x 6'11 (4.70m x 2.11m)







Ground floor luxury shower room  
8'10 x 4'4 (2.69m x 1.32m)

Feature bay fronted lounge  
17'6 x 13'11 (5.33m x 4.24m)

Luxury refitted kitchen/diner  
26'7 narrowing to 13'1 x 13'10  
opening to 13'10 (8.10m  
narrowing to 3.99m x 4.22m  
opening to 4.22m)



Ground floor bedroom 5/media room  
14'7 x 11'3 (4.45m x 3.43m)

Stairs to first floor landing

Bay fronted bedroom one  
17'6 x 13'7 (5.33m x 4.14m)

Walk in wardrobe

Bedroom two  
13'3 x 13'10 (4.04m x 4.22m)

Bedroom three  
10'9 x 7'8 (3.28m x 2.34m)

Bedroom four  
14'9 x 8'8 (4.50m x 2.64m)

Luxury refitted bath & shower room  
10'0 x 5'11 (3.05m x 1.80m)

Garage  
10'10 x 7'8 (3.30m x 2.34m)

Front garden

Off road parking

Landscaped rear garden





## Floor Plan

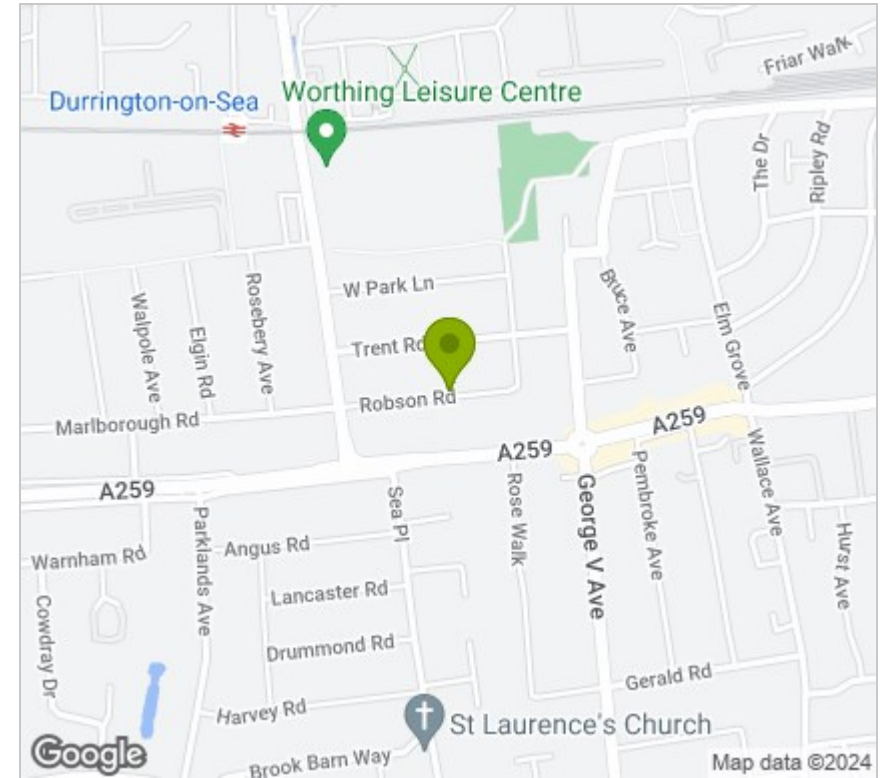


## Viewing

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

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## Area Map



## Energy Efficiency Graph

