



## Robson Road, Goring-By-Sea, Worthing

Asking Price £399,950

Nestled in a sought-after residential area, this beautifully presented 2-bedroom ground floor flat offers the perfect blend of comfort, convenience, and coastal charm. Located just moments from local shops, transport links, and Worthing's stunning seafront, this property is an ideal purchase.

This ground floor flat combines low-maintenance living with a warm, homely feel. Whether you're taking a stroll along nearby Goring beach or commuting via West Worthing/Durrington station, everything you need is within easy reach.

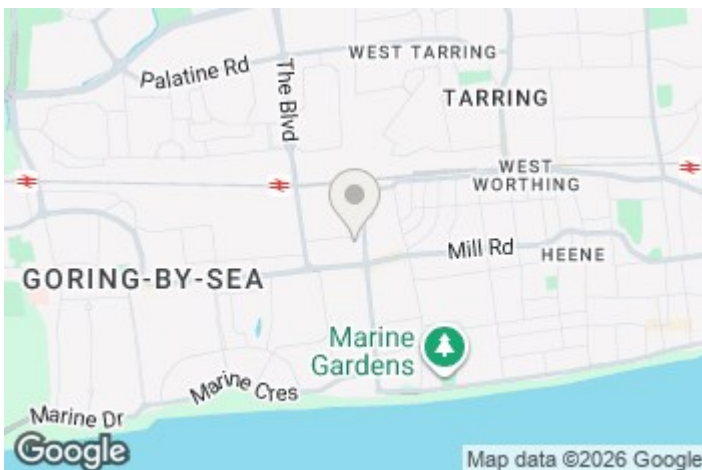


Council Tax Band: C

- Generous private rear garden
- A short walk from local shops, restaurants and bars
- Popular train stations nearby - West Worthing and Durrington
- Recently refurbished bathroom with walk in shower
- Lease - in excess of 950 years
- Spacious accommodation
- Quiet residential area
- EPC - D
- Two double bedrooms
- Maintenance - As & when required



Goring-by-Sea, a coastal suburb of Worthing, England, harmoniously combines seaside tranquillity and modern living. Tucked away between the South Downs National Park and the English Channel, the area offers stunning views of the countryside and coastline. Characterised by tree-lined streets, diverse housing options, and easy beach access, Goring-by-Sea provides a peaceful retreat with well-regarded schools, shopping, and dining. Active community events and a strong neighbourhood spirit contribute to the area's charm, making Goring-by-Sea an idyllic destination that seamlessly blends the beauty of nature with suburban convenience.



EPC Rating:

D

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		65	73
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

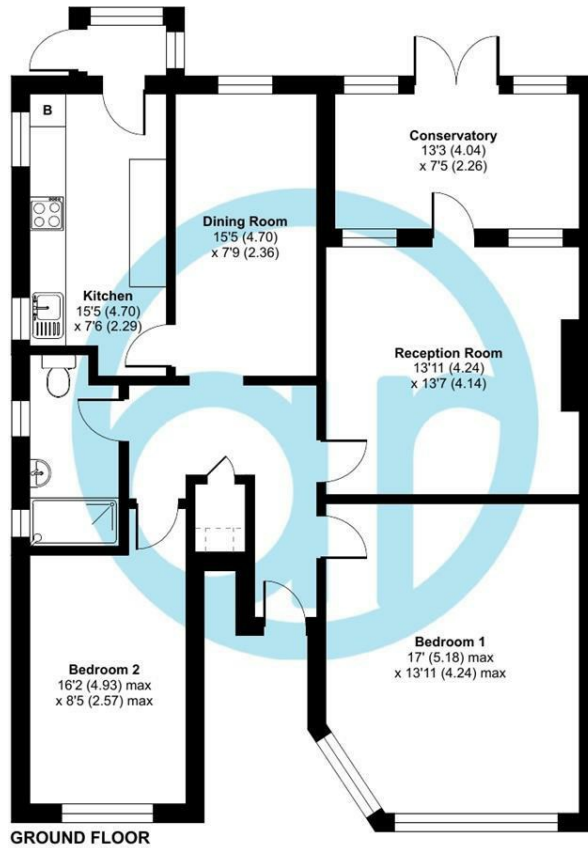
## Robson Road, Goring-by-Sea, Worthing, BN12

Approximate Area = 1095 sq ft / 101.7 sq m

Limited Use Area(s) = 3 sq ft / 0.3 sq m

Total = 1098 sq ft / 102 sq m

For identification only - Not to scale



GROUND FLOOR

 Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nchecon 2025. Produced for Aspire Residential Real Estate. REF: 1313373

### Aspire Residential | Goring-by-Sea

28 Goring Road

Goring-by-Sea

Worthing

BN12 4AD

Telephone: 01903 259 961

Email: [info@aspireresidential.co.uk](mailto:info@aspireresidential.co.uk)



### Aspire Residential | Durrington / Salvington

5 Selden Parade

Salvington Road

Worthing

BN13 2HL

Telephone: 01903 910 424

Email: [enquiries@aspireresidential.co.uk](mailto:enquiries@aspireresidential.co.uk)

Aspire Residential and Aspire Residential Estate Agents are trading names of Aspire Residential Real Estate Limited, a Company registered in England and Wales with registration number 11512783. VAT No. 305 0761 37

**IMPORTANT NOTICE TO PURCHASERS:** We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. The services, systems and appliances listed in this specification have not been tested by us and no guarantees as to their operating ability or efficiency are given. All measurements have been taken as a guide to prospective buyers only, and are not precise. If you require clarification or further information on any points, please contact us, especially if you are traveling some distance to view.