



**JAMES&JAMES**  
ESTATE AND LETTING AGENTS

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BUYING | SELLING | LETTINGS | MORTGAGE ADVICE



4 Robson Road, Goring-By-Sea, Worthing, BN12 4EF  
Guide price £625,000



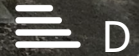
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# 4 Robson Road

## Goring-By-Sea, Worthing, BN12 4EF

- Substantial 1930s semi-detached family home offering approximately 1,832 sq.ft. (170.2 sq.m.) of versatile accommodation.
- Spacious dual reception rooms comprising a generous lounge and separate dining room.
- Well-appointed kitchen complemented by a practical utility/storage room.
- Generous principal bedroom with an extensive range of fitted wardrobes.
- Situated on the highly sought-after Robson Road, within easy reach of local schools, shops, transport links and Goring seafront.
- Four well-proportioned bedrooms, including a ground floor bedroom/family room ideal for multi-generational living or home working.
- Bright conservatory overlooking the rear garden, providing additional living and entertaining space.
- Ground floor shower room plus first floor shower room and separate WC.
- Beautifully proportioned accommodation retaining the character and charm synonymous with 1930s homes.
- NO ONWARD CHAIN

Occupying a sought-after position on the ever-popular Robson Road, this substantial 1930s semi-detached family home offers an impressive 1,832 sq.ft. of versatile accommodation, beautifully combining period charm with the generous proportions that homes of this era are renowned for.

The welcoming entrance hall provides access to a spacious lounge, flooded with natural light and opening into a delightful conservatory overlooking the rear garden. A separate dining room creates the perfect setting for family meals and entertaining, whilst the well-appointed kitchen is complemented by a useful utility/storage room offering excellent practicality for everyday living.

One of the property's standout features is the versatile ground floor bedroom/family room, situated alongside a modern shower room, making it ideal for multi-generational living, guests, a home office or playroom.

The first floor continues to impress with three generous double bedrooms, including a superb principal bedroom with extensive fitted wardrobes. A contemporary shower room and separate WC provide added convenience for busy family life.

Outside, the property enjoys an established rear garden offering ample space for children to play, outdoor entertaining and keen gardeners alike. The generous plot also presents exciting potential for future extension or alteration, subject to the necessary planning permissions.

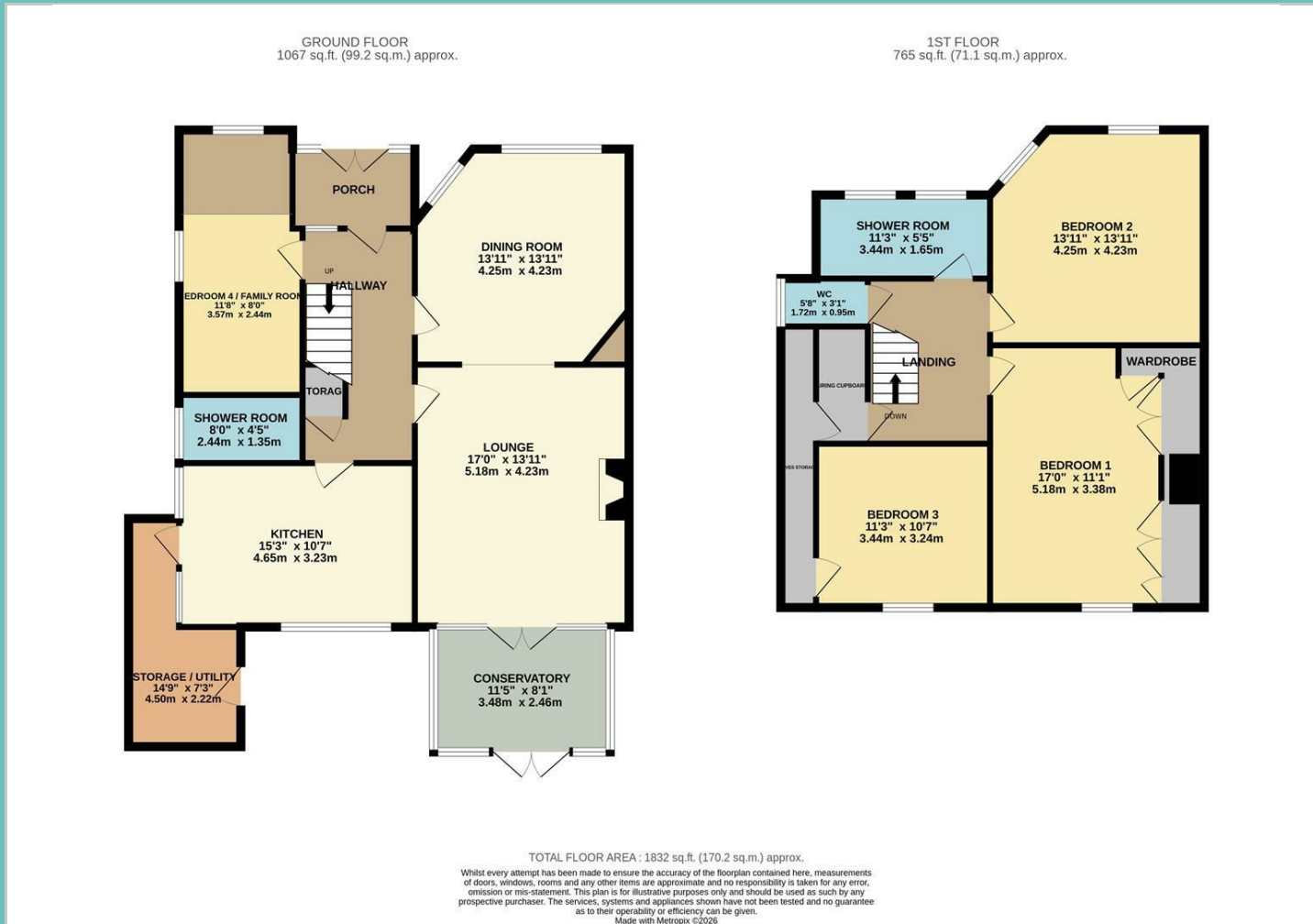
1930s homes continue to be highly sought after for their spacious room sizes, high ceilings and solid construction, and this property is no exception. It offers an exciting opportunity for buyers seeking a home they can enjoy immediately whilst still providing scope to personalise over time.

Robson Road remains one of Goring-by-Sea's most desirable residential locations, perfectly positioned for local schools, parks, Goring Road's popular shops, cafés and restaurants, together with excellent transport links.

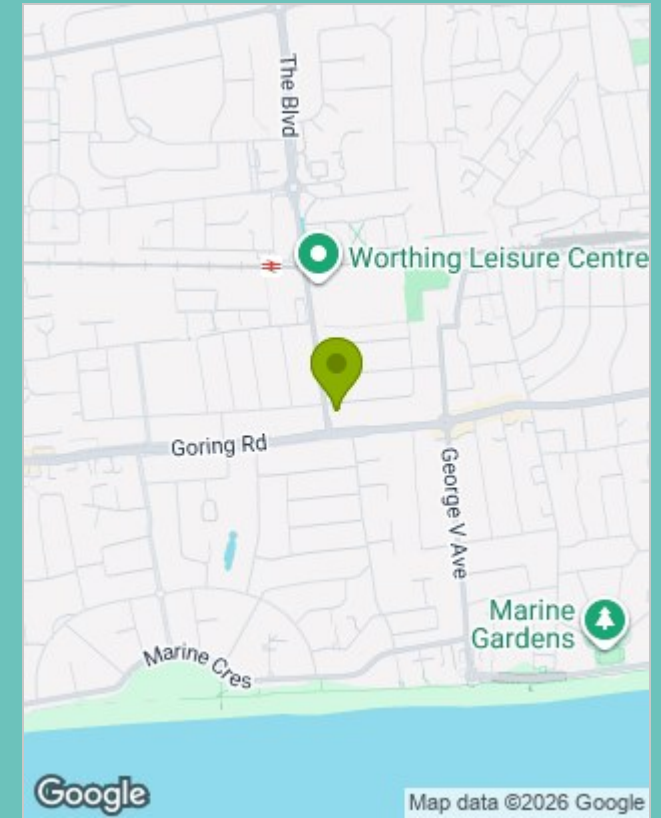




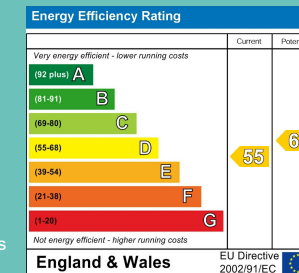
## Floor Plans



## Location Map



## Energy Performance Graph



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

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