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BUYING | SELLING | LETTINGS | COMMERCIAL | MORTGAGE ADVICE

Top floor flat, 17 Rose Walk

Goring-By-Sea, Worthing, BN12 4AU

Asking price £260,000

Freehold Council Tax Band B

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A superb first floor GARDEN flat in one of Goring By Sea's most premier roads.

A communal entrance leads to the private front door, opening into a staircase that rises to the first-floor landing, providing access to all rooms. The generously sized lounge benefits from a south-facing aspect, ensuring a bright and airy living space. Across the hallway, the modern kitchen diner is fitted with stylish cupboards and worktops, offering ample storage and workspace. There is space and provision for a washing machine, dishwasher, and fridge/freezer. The spacious master bedroom is positioned at the rear, overlooking the south-facing garden, and comfortably accommodates a double bed. The second bedroom is situated at the front of the property. The shower room, previously configured as a bathroom, features a white suite comprising a walk-in shower cubicle, toilet, and hand wash basin.

EXTERNALLY
The property boasts a generous private south-facing rear garden, accessed via a side entrance. Primarily laid to lawn for easy maintenance, it also features an Indian sandstone patio—perfect for outdoor seating and entertaining.

SITUATED
Located in the highly sought-after area of Goring-by-Sea, the property is just a short walk from the popular Goring Road shopping parade and the seafront. Worthing town centre, offering a wide range of shops, restaurants, pubs, cinemas, theatres, and leisure facilities, is approximately one and a half miles away. Both Durrington and West Worthing train stations are within a mile, providing excellent transport links. Regular bus services also operate nearby.

Communal Entrace

Stair to first floor landing

Lounge
14 x 10'11 (4.27m x 3.33m)

Modern Fitted Kitchen Breakfast Room
12'2 x 13'4 (3.71m x 4.06m)

Bedroom One
8'10 x 10'9 (2.69m x 3.28m)

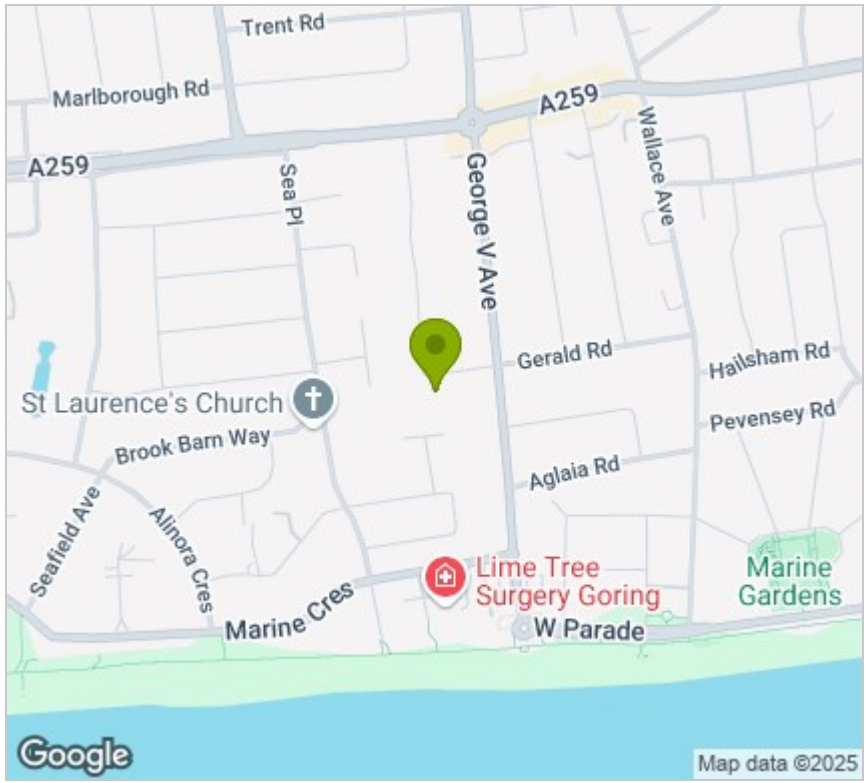
Bedroom Two
6'10 x 6'5 (2.08m x 1.96m)

Shower room

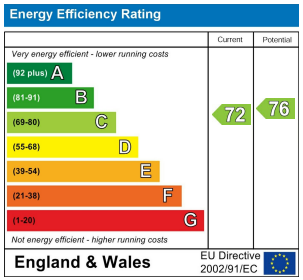
Landscaped South facing rear garden

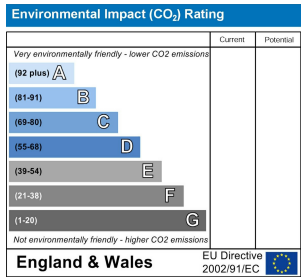
Floor Plan

Area Map



Energy Efficiency Graph





Viewing

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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