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Top floor flat, 17 Rose Walk

Goring-By-Sea, Worthing, BN12 4AU

Asking price £260,000

Freehold Council Tax Band



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

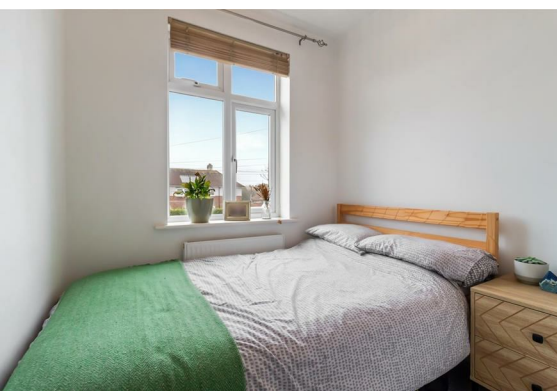
The property boasts a generous private south-facing rear garden, accessed via a side entrance. Primarily laid to lawn for easy maintenance, it also features an Indian sandstone patio—perfect for outdoor seating and entertaining.

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 Entrance





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



Viewing

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

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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Area Map



Energy Efficiency Graph

