



**JAMES&JAMES**  
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2 Goring Street

Goring-By-Sea, Worthing, BN12 6NT

Guide price £450,000

Leasehold Council Tax Band D



Situated in the heart of ever-popular Goring-by-Sea, this beautifully presented two-bedroom ground floor retirement apartment forms part of the highly regarded McCarthy Stone development, Walnut Tree Place, and is offered for sale with the considerable benefit of no onward chain. Conveniently positioned close to local shops, amenities, transport links and the seafront, this exceptional home provides an enviable lifestyle opportunity for the over-60s.

The apartment itself is presented in excellent condition throughout and offers spacious, well-planned accommodation comprising a generous living/dining room, a modern fitted kitchen, two double bedrooms, and the rare advantage of two contemporary shower rooms, including an en-suite to the principal bedroom. Further benefits include a private allocated parking space and all the comfort, security and convenience expected from a modern retirement development.

Walnut Tree Place enjoys a wonderful sense of community and boasts an array of outstanding residents' facilities, including a stunning homeowners' lounge where regular social events are held, beautifully landscaped communal gardens with seating areas, a guest suite for visiting family and friends, a dedicated House Manager and a 24-hour emergency call system, offering complete peace of mind.

Goring-by-Sea remains one of the South Coast's most desirable retirement locations, offering a charming village atmosphere, excellent local amenities, convenient transport connections and easy access to both Worthing town centre and the beautiful Sussex coastline. Early viewing is highly recommended to appreciate the quality of accommodation and lifestyle on offer.

The service charge is £498PCM until 31/08/2026. The service charge does not cover external costs such as your Council Tax, electricity or TV. To find out more about service charges please contact your Property Consultant or House Manager.

### Communal entrance





Solid door into spacious entrance hall

11'6 x 9'9 (3.51m x 2.97m)

Walk in utility cupboard

Feature South facing lounge/diner with door to

23'3 x 11'9 (7.09m x 3.58m )

South facing terrace

Luxury integrated kitchen  
7'3 x 8'8 (2.21m x 2.64m)

Bedroom one (walk in wardrobe)  
15'2 x 9'9 (4.62m x 2.97m)

Luxury walk in en-suite shower room  
6'9 x 7'3 (2.06m x 2.21m)

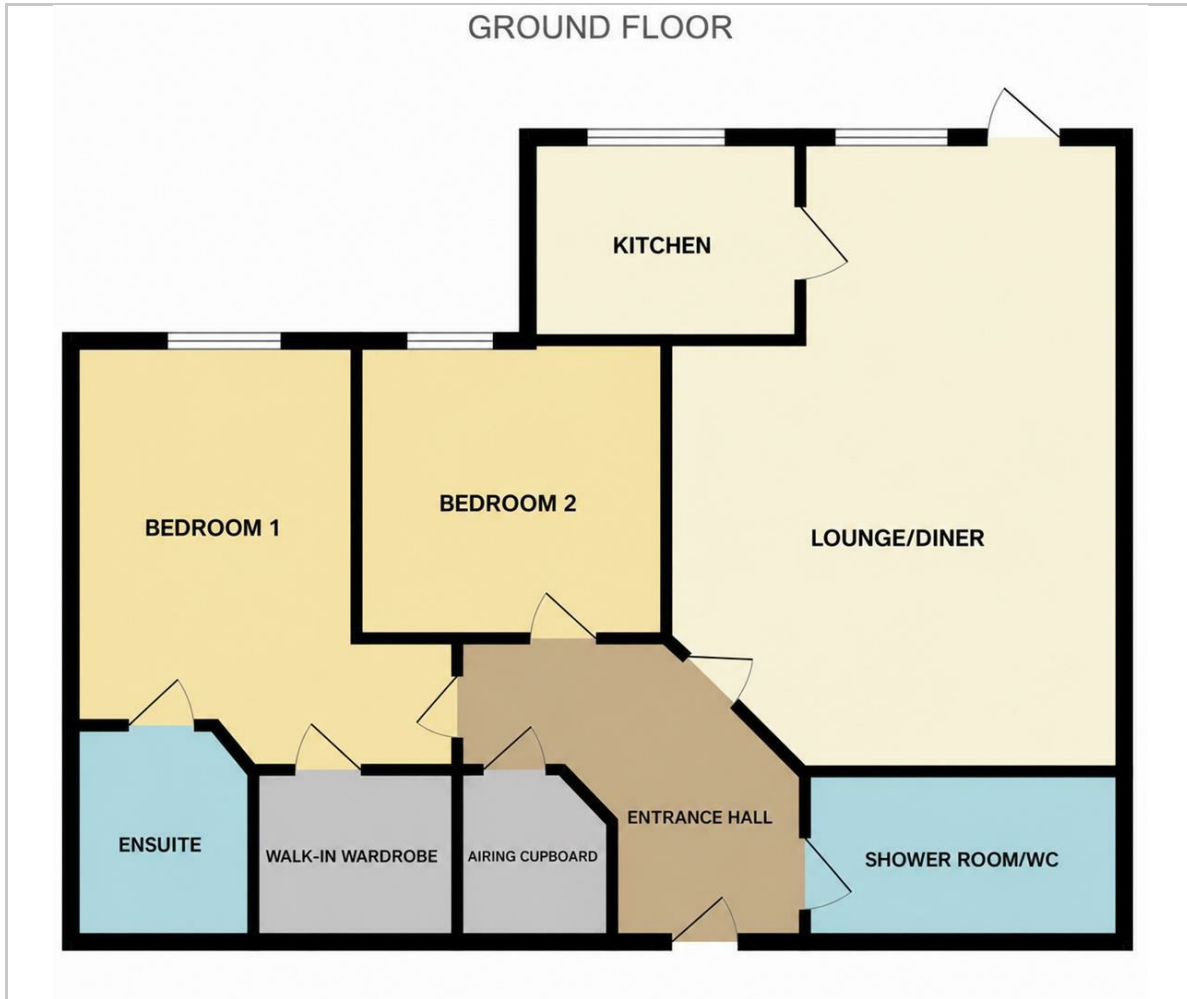
Bedroom two  
10'6 x 9'1 (3.20m x 2.77m)

South facing terrace

Parking space



## 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.

All successful buyers must complete an online identity verification check provided by I am Property. This is a legal requirement in accordance with HMRC's Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017. The cost of this check is £20 (inc. VAT) per person.



## Area Map



## Energy Efficiency Graph

