

Rose Walk, Goring-by-Sea, Worthing, BN12

£600,000

Jacobs | Steel









Property Type: Semi Detached House

Bedrooms: 4

Bathrooms: 1

Receptions: 2

Tenure: Freehold

Council Tax Band: D

- Chain Free
- Semi Detached House
- Three/ Four Bedrooms
- Two Reception Rooms
- Fitted Kitchen
- Ground Floor WC
- Private Rear Garden
- Off Road Parking
- Close To local Shopping Facilities & Transport Links
- West Worthing Seafront Short Walk Away

We are delighted to present this chain free well-presented semi-detached home to the market. Offering versatile accommodation with three/four bedrooms, two reception rooms, a modern fitted kitchen, ground floor WC, and a contemporary family bathroom, the property is perfectly suited to modern living. Further benefits include a private rear garden, off-road parking, and the advantage of being offered for sale with no onward chain. Ideally situated just a short walk from West Worthing seafront, local shopping facilities, and excellent transport links.





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INTERNAL

The front door opens into a welcoming entrance hall with access to the ground floor accommodation, a useful storage cupboard and a cloakroom. To the front of the property is a versatile study which is currently being used as a fourth bedroom, which could also be used as a fourth bedroom if required. There are two reception rooms, with the dining room benefiting from understairs storage, a door leading to the kitchen and direct access to the rear garden. The fitted kitchen comprises a range of modern white wall and base units with integrated double oven, gas hob, dishwasher, sink and drainer, along with space for a fridge/freezer and washing machine. A door provides further access to the rear garden. On the first floor are three well-proportioned bedrooms. The family bathroom is fitted with a walk in shower cubicle, separate bath, wash hand basin and WC.

EXTERNAL

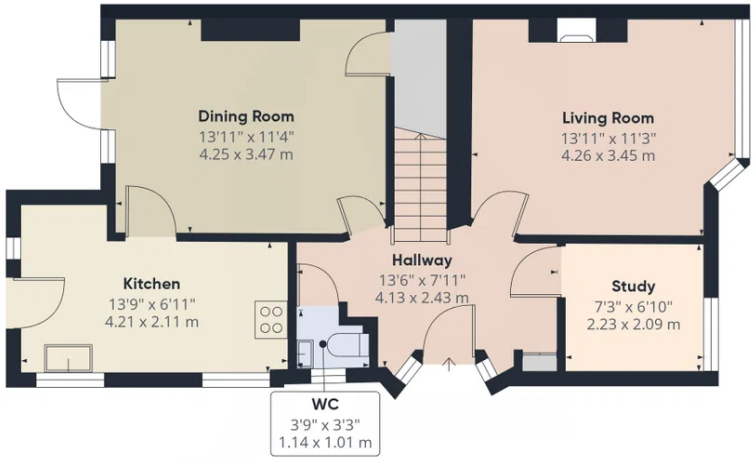
To the front of the property there is off-road parking alongside a lawned area with established trees and planted borders. A timber gate provides access to a useful covered lean-to at the side of the property. The rear garden is a lovely outdoor space, featuring a generous raised decked seating area with steps leading down to the lawn. The garden is complemented by a variety of established trees and shrubs, creating a private and mature setting, and also benefits from a timber garden shed.

SITUATED

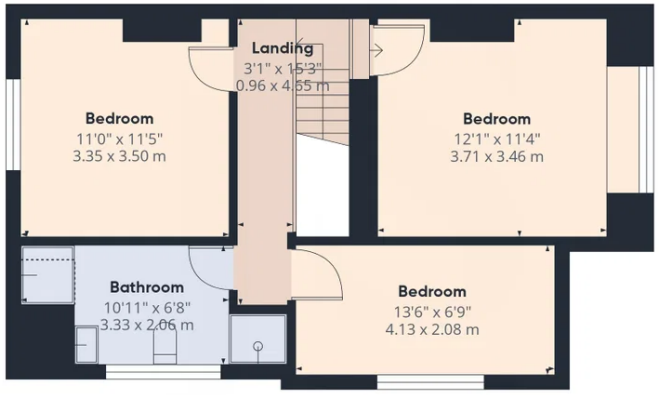
Located on the sought-after Rose Walk, this property enjoys an enviable position close to both the seafront and a wide range of local amenities. The beach is situated approximately 0.5 miles away, making it an easy walk through the popular area. The property is well connected, with West Worthing railway station approximately 0.9 miles away and regular bus routes nearby along Goring Road, providing convenient access to the surrounding areas. The Goring Road shopping parade is just 0.2 miles from the property and offers an excellent selection of everyday amenities including cafés, convenience stores, a pharmacy, and banks. Worthing town centre is also within easy reach at approximately 1.4 miles away, providing a wider range of shopping, restaurants, leisure facilities, and entertainment options.







Ground Floor





Floor 1

Approximate total area(1)

1065 ft²

99 m²

Reduced headroom

6 ft²

0.6 m²

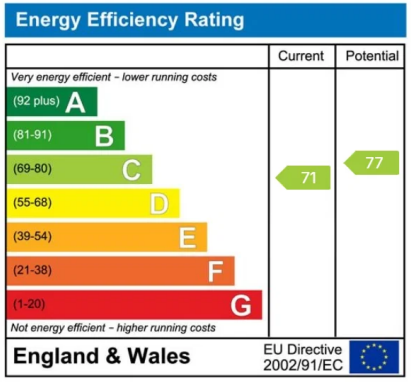
(1) Excluding balconies and terraces

Reduced headroom

Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



Whilst we endeavour to make out properties particulars accurate and reliable, we have not carried out a detailed survey. if there is any point which is of particular importance to your, please contact the office and we will be please to check the informaiton for you, particularly if you are contemplating travelling some distance. Whilst every effort has been made ensure that any floorplans are correct and drawn as accurately as possible, they are to be used for layout and identification purpose only and are not drawn to scale. The services, where applicable, including electrical equipment and other appliances have not been tested and no warranty can be given that they are in working order, even where described in these particulars. Carpets, curtains, furnishing, gas fires, electrical goods/ fittings or other fixtures, unless expressly mentioned, are not necessarily included with the property.

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