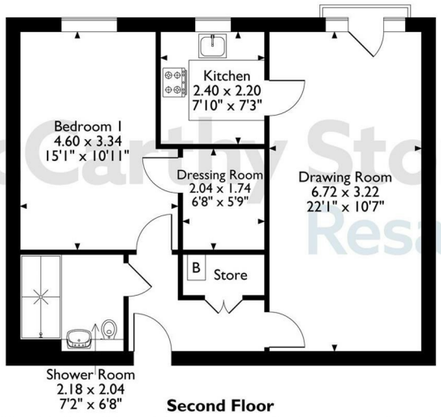
Excellent

Trustpilot

McCarthy & Stone
Resales.

32 Walnut Tree Place, 2, Goring Street, Goring-by-Sea, Worthing, West Sussex
Approximate Gross Internal Area
57 Sq M/614 Sq Ft



The position & size of doors, windows, appliances and other features are approximate only.
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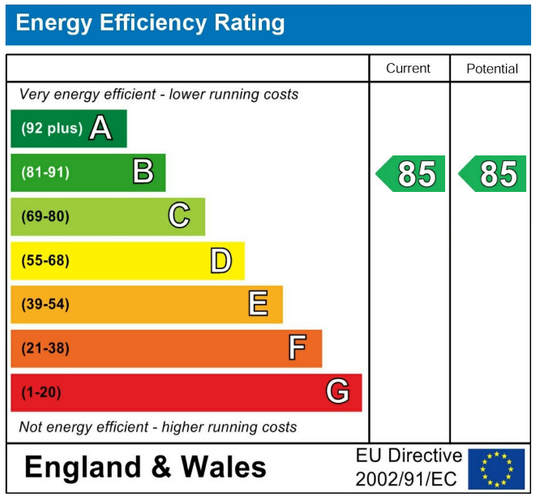

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McCarthy & Stone Resales Limited
Registered Office: 4th Floor, 100 Holdenhurst Road, Bournemouth, Dorset, BH8 8AQ
Registered in England and Wales No. 10716544

The Property Ombudsman

32 Walnut Tree Place

Goring Street, Goring-by-Sea, BN12 6NT

1 1 Council Tax Band: C

Looking for the perfect retirement property? If you like the idea of living in a close-knit community, with support on hand should you need it, then 32 Walnut Tree Place could be the ideal place for you. Contact our team to arrange an appointment to view.

Asking price £295,000
Leasehold

0345 556 4104
resales@mccarthyandstone.co.uk
mccarthyandstoneresales.co.uk

Why you'll love living here:

- A one bedroom, second floor Retirement apartment
- Juliet balcony overlooking the communal gardens
- Modern Fitted Kitchen
- Contemporary Shower Room
- House Manager onsite during office hours
- Communal lounge where social events take place
- Hotel-style guest suite for visiting family & friends
- 24/7 call system & Camera entry system
- Lifts to all floors
- By the sea

McCarthy & Stone
Resales.

Trustpilot Rated Excellent

32 Walnut Tree Place, Goring-by-Sea

1 | 1 | Asking price £295,000

Development Overview

Walnut Tree Place is a Retirement Living development in Goring-by-Sea, offering 17 one bedroom and 18 two bedroom retirement apartments exclusive to the over 60s.

The fantastic communal facilities include a Homeowners lounge where social events take place, and lovely landscaped gardens with communal patio seating area. If your visitors have come from afar, there is a guest suite for them to stay in (subject to availability - additional charges apply). In addition, there is a lift to all floors and a mobility scooter store with charging points.

There is a dedicated House Manager on site during office hours, and the development links through to the 24 hour emergency call system for when they are off duty. The door entry system ensures complete peace of mind and the 24 hour emergency call system is provided by a personal pendant with a call point in the shower rooms.

The development is perfectly located just over a mile from the seafront, with a convenience store nearby and excellent transport links via rail to London and Gatwick Airport should the holiday mood take you.

It is a condition of purchase that all Residents must be over the age of 60 years.

Entrance Hallway

Front door with spy hole leads to the large entrance hall, where the 24 hour emergency response pull cord system is in place. Illuminated light switches and smoke detector. From the hallway there is a door to a walk-in storage and airing cupboard/utility room (housing boiler and washing machine). All other doors lead to the bedroom, living room and shower room.

Living Dining Room

A bright, spacious and well presented living/dining room boasting a glazed door opening onto a Juliet style balcony. Two ceiling light points, power points, TV & telephone points. Door leads onto a separate kitchen.

Kitchen

Fitted kitchen boasting modern wall and base units with complimentary work surfaces over. Stainless steel sink with chrome mixer tap and drainer unit sits below the window. There is an integrated fridge/freezer and a fitted electric oven. There is also a fitted electric ceramic hob with extractor hood. Contemporary ceiling lights and wood effect flooring.

Double Bedroom

A bright and spacious double bedroom with a walk-in wardrobe, housing hanging rails and shelving. Floor to ceiling window, raised power points, TV and BT points.

Shower Room

A contemporary shower room boasting walk-in shower with glass screen and grab rail, WC and vanity unit with wash hand basin inset. Emergency pull cord, extensive tiling to walls and tiled floor.

Service Charge (breakdown)

- Cleaning of communal windows
- Water rates for communal areas and apartments
- Electricity, heating, lighting and power to communal areas
- 24 hour emergency call system
- Upkeep of gardens and grounds
- Repairs and maintenance to the interior and exterior communal areas
- Contingency fund including internal and external redecoration of communal areas
- Buildings insurance

The service charge is £4,097.64 until 31/08/2027. 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.

Lease Information

Lease Length: 999 years from 1 Jan 2024.
No ground rent

Additional Information & Services

The apartment further benefits from having custom made curtains and blinds throughout which will be included in the sale, as well as the new BT Digital Voice service installed. Allocated car parking in space F, which also has use of an ev charger point.

- Full Fibre Broadband available
- Mains water and electricity
- Electric room heating
- Mains drainage