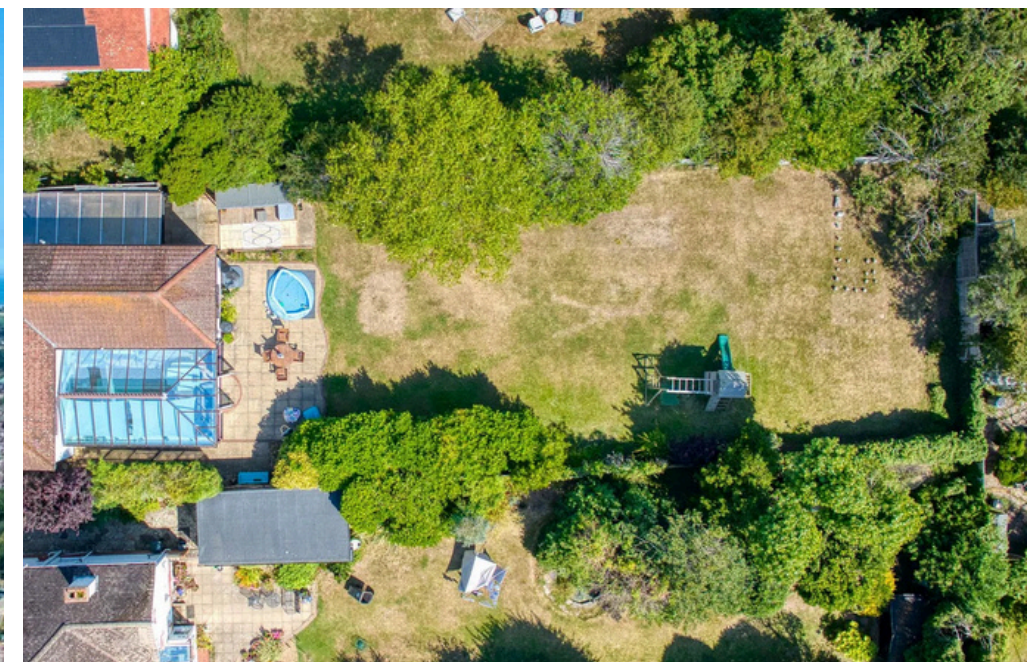
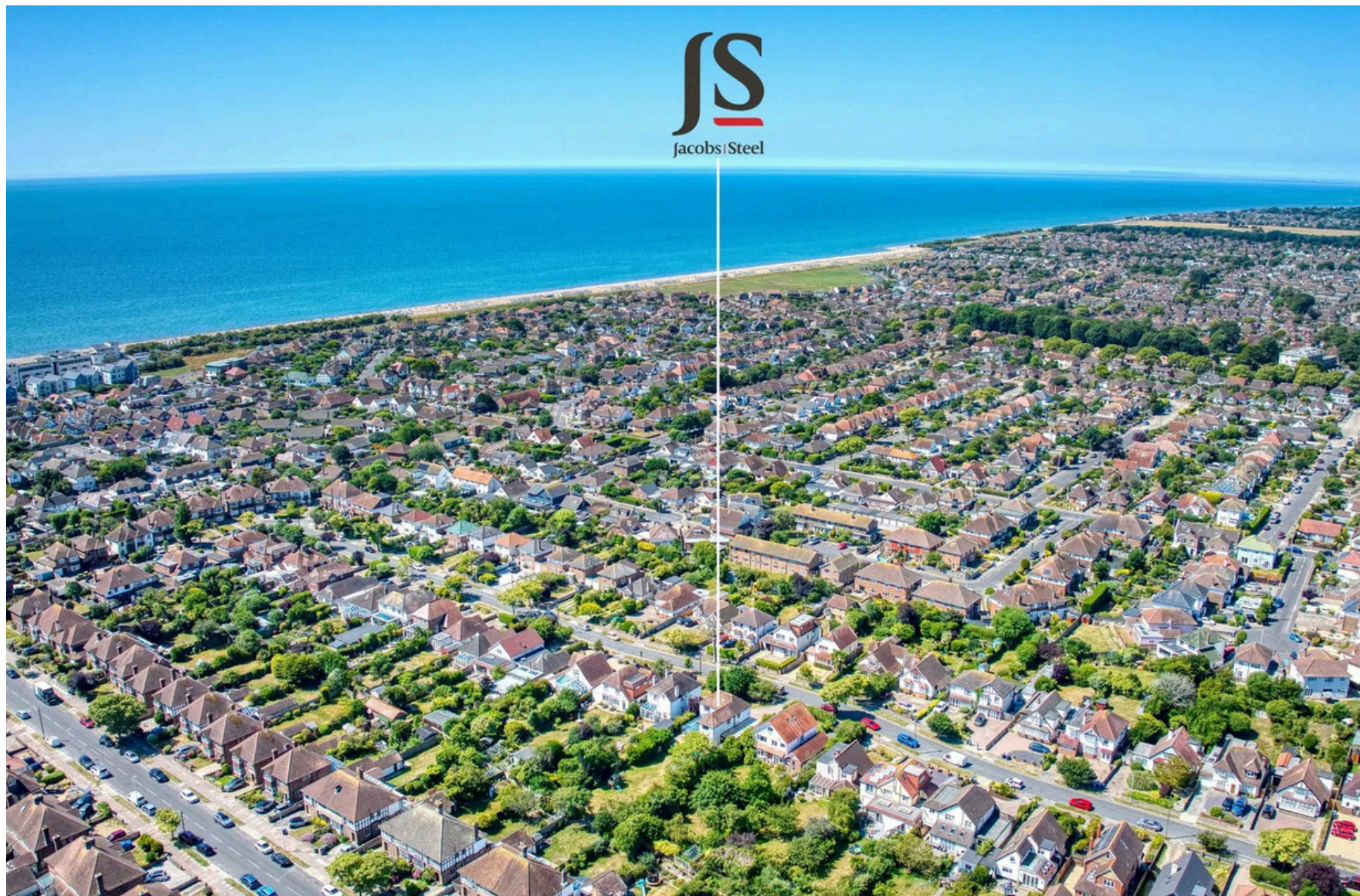




Rose Walk, Goring-by-sea, Worthing, BN12 4AT

Offers Over £800,000



A delightful and generously proportioned four-bedroom detached family home, ideally situated in the sought-after area of Goring-by-Sea, just moments from the local shopping parade and 700 yards (around 640 metres) from the beach. Set on a substantial plot, the property features a deep 100 ft rear garden—ideal for outdoor living, entertaining, or future development and extension opportunities. This inviting and characterful home also benefits from ample driveway parking and attractive front gardens.



Key Features

- Four-bedroom detached family home in Goring-by-Sea
- Spacious 100 ft rear garden with potential to extend
- Modern kitchen with island and new boiler
- Large conservatory for relaxing or entertaining
- Flexible second reception room or fifth bedroom
- Ground floor shower W C



4 Bedrooms



2 Bathroom



3 Reception Rooms

INTERNAL

This spacious and beautifully presented family home offers an abundance of ground floor living space, beginning with a welcoming entrance hallway. The main living room features a charming bay window with a window seat, flowing seamlessly into a large adjoining conservatory, perfect for relaxing or entertaining. The newly fitted kitchen is both stylish and practical, complete with a central island, built-in oven, induction hob, brand-new boiler, and convenient side access to a covered car port with ample storage.

A versatile second reception room offers flexibility to serve as a formal dining room, home office, or fifth bedroom, complemented by a modern ground floor W.C. with shower. Upstairs, a bright and airy landing, enhanced by natural light from the upper bay window, leads to four generously sized bedrooms. The family bathroom is well-appointed with a bath, separate shower cubicle, toilet, and sink, catering comfortably to a busy household.

LOCATION

Located on the sought-after Rose Walk, this property enjoys excellent connectivity and convenience. Located approximately 700 yards (around 640 metres) from the beach—just a 7–9 minute walk south through Goring-by-Sea. West Worthing train station is just 0.9 miles away, while nearby bus routes along Goring Road provide easy local transport options. The Goring Road shopping parade is only 0.2 miles from the property, offering a range of amenities including cafés, convenience stores, a pharmacy, and banks. For a wider selection of shops, restaurants, and entertainment, Worthing town centre is approximately 1.4 miles away.

EXTERNAL

Outside, the property boasts an impressive 100ft rear garden, an ideal space for families, outdoor entertaining, or future development. Whether used for play, landscaping, or creating additional accommodation for guests or extended family, the possibilities are extensive. A generous patio area includes a covered timber seating space, leading to a thoughtfully designed carport with side access and ample storage.

At the front, a block-paved driveway provides parking for multiple vehicles, complemented by a well-kept lawn and mature trees that offer privacy and enhance the home's curb appeal.





Ground Floor



Floor 1

Whilst we endeavour to make our property particulars accurate and reliable, we have not carried out a detailed survey. If there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information for you, particularly if you are contemplating travelling some distance. Whilst every effort has been made to ensure that any floorplans are correct and drawn as accurately as possible, they are to be used for layout and identification purposes 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, furnishings, gas fires, electrical goods/ fittings or other fixtures, unless expressly mentioned, are not necessarily included with the property.



Approximate total area⁽¹⁾

1628 ft²
151.3 m²

Balconies and terraces

282 ft²
26.2 m²

(1) Excluding balconies and terraces

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

GIRAFFE360



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		73
(55-68) D	55	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Property Details:

Floor area (as quoted by EPC: 135 SQM)

Tenure: Freehold

Council tax band: E