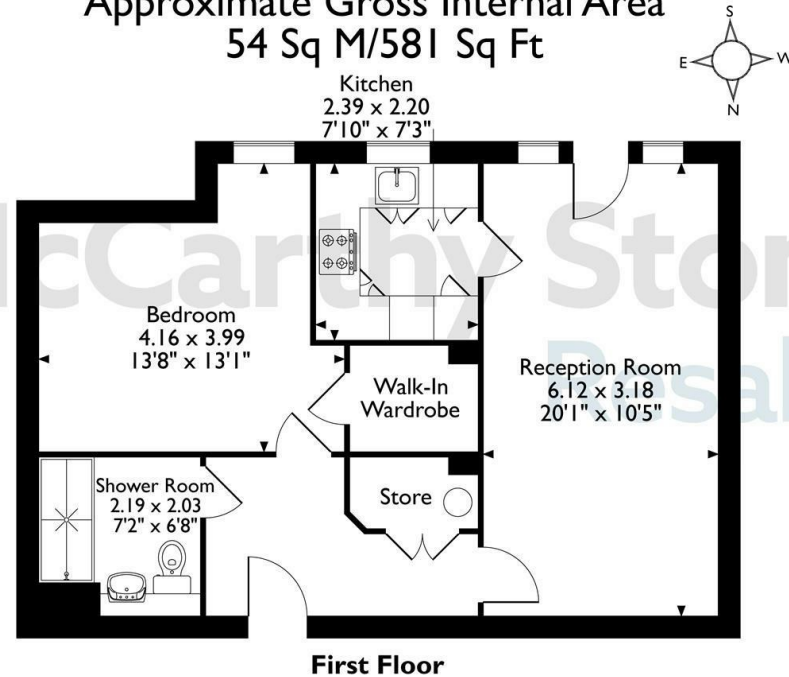


10 Walnut Tree Place, 2, Goring Street
Goring-by-Sea, Worthing, West Sussex
Approximate Gross Internal Area
54 Sq M/581 Sq Ft



The position & size of doors, windows, appliances and other features are approximate only.
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Council Tax Band: C



| Energy Efficiency Rating | | |
|---|-------------------------|-----------|
| | Current | Potential |
| Very energy efficient - lower running costs | | |
| (92 plus) A | | |
| (81-91) B | 85 | 85 |
| (69-80) C | | |
| (55-68) D | | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| Not energy efficient - higher running costs | | |
| England & Wales | EU Directive 2002/91/EC | |

This floor plan is not drawn to scale and is for illustrative purposes only. Any measurements, floor areas (including any total floor area), openings and orientation are approximate and for guidance only. McCarthy Stone Resales do not take liability for any error, omission or misstatement. All parties must rely on their own inspections. It should not be assumed that any furniture or fittings contained in the photographs are included in any sale. All details referring to time and distances to localities are approximate. Details regarding any common charges and other applicable fees are provided by the seller and should not be relied on without verification and further checks made through a solicitor/conveyancer. Please contact the Property Consultant for further information that Appliances (including central heating) have not been tested, therefore it cannot be assumed that they are in good working order. All interested parties are advised to check availability and make an appointment before travelling to view the property to avoid disappointment or wasted time or travel expenses. The details contained within this brochure are for information purposes only and do not form part of any agreement. All purchases will be subject to contract terms. © All artwork (photos and floorplans) and written content are the sole property and copyright of McCarthy & Stone Resales Limited and are legally protected by UK & International copyright laws. Under no circumstance may you



10 Walnut Tree Place

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

PRICE REDUCED



PRICE REDUCTION

Asking price £315,000 Leasehold

A BEAUTIFULLY PRESENTED retirement apartment situated on the FIRST FLOOR, boasting a SOUTHERLY ASPECT overlooking the communal GARDENS. The apartment benefits from a spacious through lounge diner, MODERN FITTED KITCHEN, one double bedroom with walk-in wardrobe and CONTEMPORARY SHOWER ROOM.

Walnut Tree Place is a McCarthy Stone Retirement Living development for the over 60's and boasts excellent COMMUNAL FACILITIES, to include; a communal lounge where SOCIAL EVENTS take place, LOVELY LANDSCAPED GARDENS and a GUEST SUITE for visiting family and friends.

Call us on 0345 556 4104 to find out more.

Walnut Tree Place, Goring Street, Goring-

1 Bed | £315,000

PRICE
REDUCED

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 South facing Juliet style balcony overlooking the communal gardens, allowing natural light to flood in. 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 southerly facing, electronically operated 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 very useful walk-in wardrobe, housing hanging rails and shelving. Floor to ceiling South facing 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 £3,913.14 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.

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.

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

