



# ASPIRE RESIDENTIAL

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## Rose Walk, Goring-By-Sea, BN12 4AU

### Asking Price £300,000

Nestled in the charming area of Goring-By-Sea, Worthing, this delightful detached bungalow on Rose Walk offers a wonderful opportunity for those seeking a home with potential. Set on a substantial plot, the property boasts three well-proportioned bedrooms, making it ideal for families or those looking for extra space. The inviting reception room provides a comfortable area for relaxation and entertaining.

The bungalow features a bathroom and is sold with vacant possession, allowing for a smooth transition for the new owners. While the property does require some updating, it presents a blank canvas for you to create your dream home tailored to your tastes and preferences.



**Council Tax Band: D**

- Detached Bungalow
- Generous plot size
- Off road parking
- Local shops and restaurants
- Popular schools

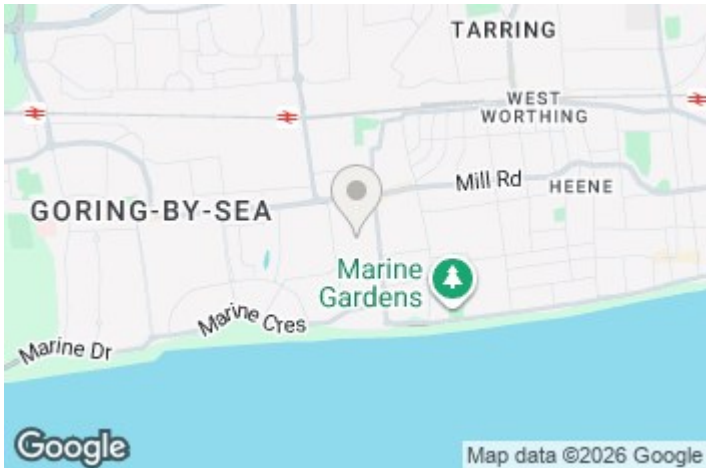
- Sold with vacant possession
- West facing rear garden
- Superb location
- Nearby transport links
- EPC - D



Parking is a breeze with space available for one vehicle, a valuable asset in this popular location. Residents will appreciate the convenience of local shops and transport links nearby, ensuring that daily amenities and travel options are easily accessible.

This property is perfect for those looking to invest in a home in a sought-after area, with the potential to enhance and personalise it to your liking. Don't miss the chance to explore the possibilities that this bungalow has to offer in the lovely Goring-By-Sea.

Goring-by-Sea, a coastal suburb of Worthing, beautifully combines seaside tranquillity with modern living. Nestled between the South Downs National Park and the English Channel, the area offers stunning countryside and coastal views. Characterised by tree-lined streets, varied housing options, and easy beach access, Goring-by-Sea provides a peaceful setting with well-regarded schools, shops, and dining options. A strong community spirit and regular local events add to the area's charm, making it an idyllic location that seamlessly blends natural beauty with suburban convenience.



EPC Rating:  
D

| Energy Efficiency Rating                    |   | Current                 | Potential                                                                             |
|---------------------------------------------|---|-------------------------|---------------------------------------------------------------------------------------|
| Very energy efficient - lower running costs |   |                         |                                                                                       |
| (92 plus)                                   | A |                         |                                                                                       |
| (81-91)                                     | B |                         |                                                                                       |
| (69-80)                                     | C |                         |                                                                                       |
| (55-68)                                     | D | 58                      | 73                                                                                    |
| (39-54)                                     | E |                         |                                                                                       |
| (21-38)                                     | F |                         |                                                                                       |
| (1-20)                                      | G |                         |                                                                                       |
| Not energy efficient - higher running costs |   |                         |                                                                                       |
| England & Wales                             |   | EU Directive 2002/91/EC |  |

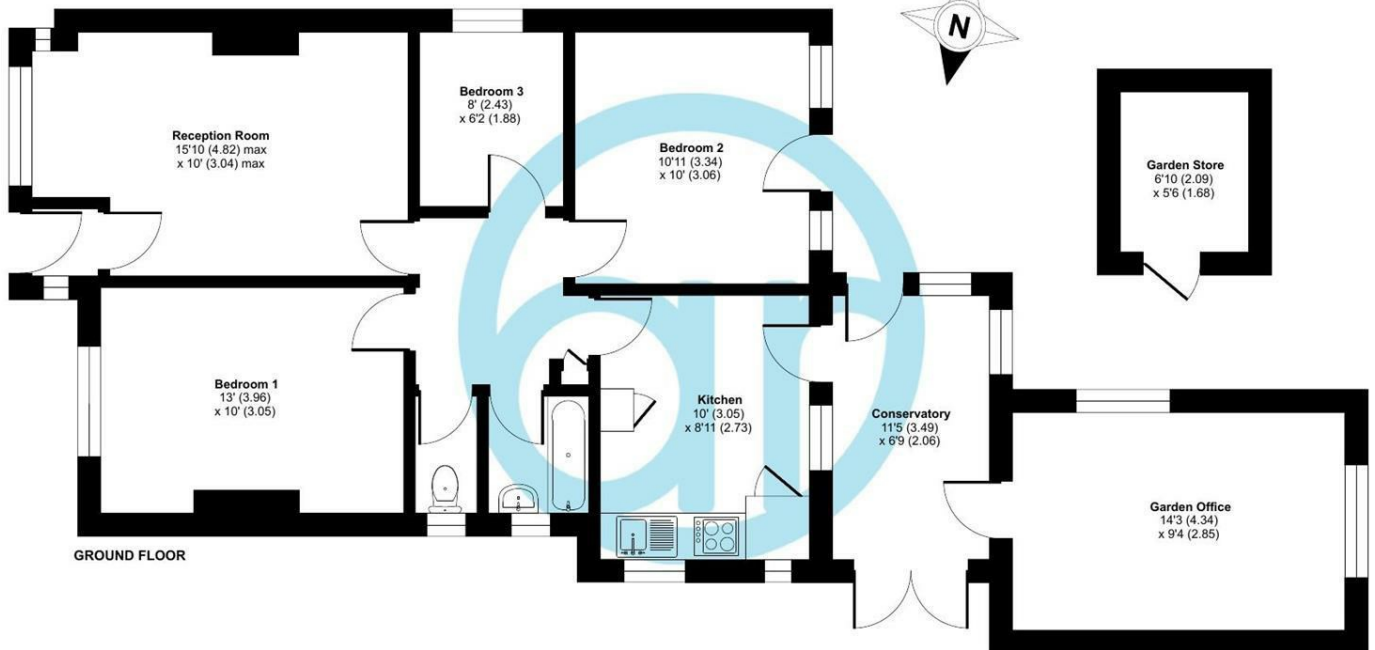
## Rose Walk, Goring-by-Sea, Worthing, BN12

Approximate Area = 901 sq ft / 83.7 sq m

Outbuilding = 38 sq ft / 3.5 sq m

Total = 939 sq ft / 87.2 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2026. Produced for Aspire Residential Real Estate. REF: 1500040

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