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Rose Walk, Worthing, BN12 4AT - £650,000

Aspire Residential are delighted to bring to the market this three bedroom detached chalet bungalow located in desirable Goring By Sea.

The property offers scope to be extended and internally offers a downstairs bedroom, lounge, dining room, reading room, kitchen, downstairs W/C, boot room, bathroom and a further two double bedrooms.

Externally, the rear garden offers an array of trees, plants and decorative shrubbery whilst measuring at approximately 125ft deep. The front garden is laid to lawn with off road parking to the right-hand side which extends beyond the double gates. Additional benefits include two garages, no forward chain and character features.

Call us today to book your viewing.

Key Features:

- **Detached Accommodation**
- **Extensive Rear Garden**
- **Desirable Location**
- **Ability To Extend (Subject To Planning)**
- **No Forward Chain**
- **EPC - Ordered**

www.aspireresidential.co.uk

28 Goring Road, Worthing, BN12 4AD
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Porch Entrance

Double glazed over two sides. Original wood door into:

Hallway

Vaulted ceiling with skylight . Radiator. Storage cupboard housing meters. Thermostat control.

Downstairs Bedroom 10' 5" x 16' 2" (3.17m x 4.92m)

Double glazed window to front with radiator below. Exposed wood beam ceiling. Built in shelves and hanging rails. Carpets.

Lounge 12' 1" x 21' 6" (3.68m x 6.55m)

Double glazed window into bay with radiator below. Double glazed doors to side. Exposed wood beam ceiling. Dado rails. Gas fireplace. High rise skirting board. Carpets.

Dining Room 18' 3" x 12' 5" (5.56m x 3.78m)

Double glazed window to side with radiator below. Coal burner. Stripped original wood floor. Opening to:

Reading Room 12' 0" x 13' 4" (3.65m x 4.06m)

Double glazed window to side and double glazed doors to rear opening to garden. Access to extended attic space.

Kitchen 19' 2" x 12' 6" (5.84m x 3.81m)

Double glazed window to rear, mixed range of modern wall and base units, splash back tiling and panels above work top. Stainless steel sink inset to work top with mixer and drainer, space provided for a 'range' style cooker, dish washer and fridge freezer. Integrated microwave. Utility cupboard housing boiler and washing machine. Vinyl flooring.

Boot Room

Radiator to side wall. Double glazed door to rear.

Downstairs WC

Frosted double glazed window to side. Button flush WC. Slim line wash hand basin. Radiator. Tiled floor.

Stairs up to:

Bathroom

Double glazed frosted window to side. Floor to ceiling tiled walls. Panel enclosed 'P' shaped bath. Walk in shower with glass sliding doors. Button flush WC. Wash hand basin inset vanity unit. Vertical radiator. Tiled floor.

Stairs up to:

Master Bedroom 16' 8" x 19' 4" (5.08m x 5.89m)

Double glazed window to rear with radiator below Original fire place. Eaves storage. Carpets.





Bedroom Two 14' 1" x 12' 5" (4.29m x 3.78m)

Double glazed windows into raised bay with fitted shutters. Radiator below. Original fireplace. Eaves storage. Built in wardrobe. Wash hand basin. Carpets.



Garden

Substantial rear garden measuring approximately 125ft deep, a beautiful array of shrubs and foliage surrounding patio for dining and lawn that runs three quarters of the garden. Pond amongst foliage. A prefabricated garage with a manual up and over door and summer house provide ample storage.

Garage

With up and over door internal power and external lighting.

Front Garden

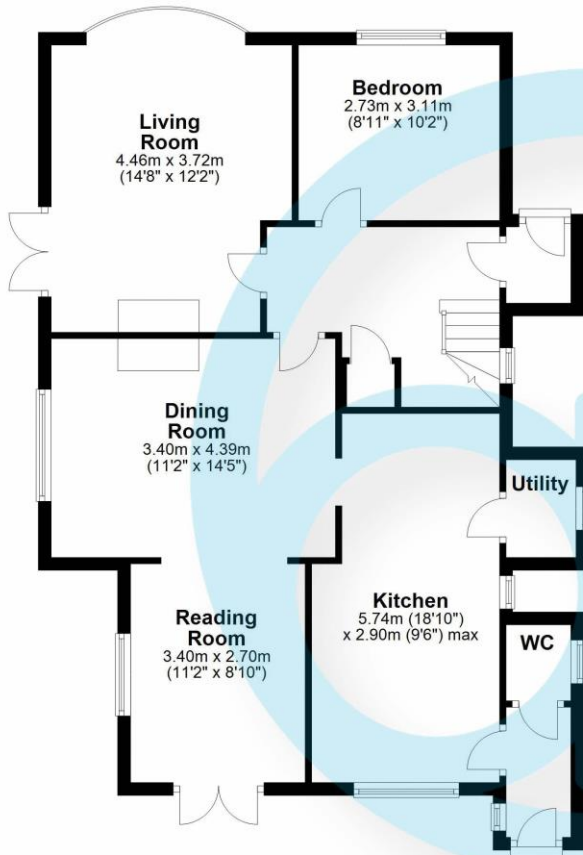
Extended off-road parking beyond side gate, decorative lawn and shrubbery.





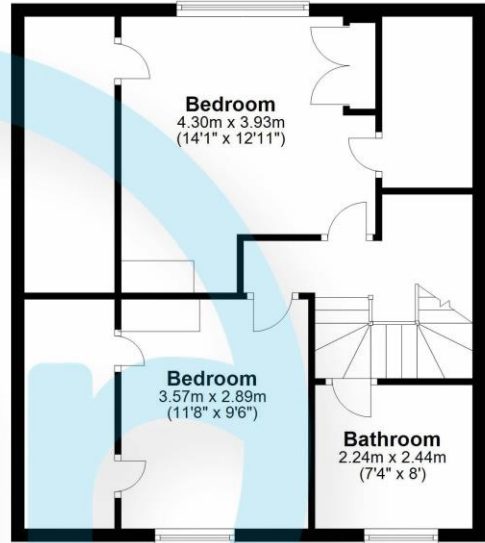
Ground Floor

Approx. 82.0 sq. metres (883.2 sq. feet)



First Floor

Approx. 55.1 sq. metres (593.4 sq. feet)



Total area: approx. 137.2 sq. metres (1476.5 sq. feet)

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