



**JAMES&JAMES**  
ESTATE AND LETTING AGENTS

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119 | George V Avenue | Worthing | BN11 5SA

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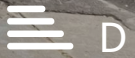


7 Rose Walk

Goring By Sea, Worthing, BN12 4AU

Offers in excess of £500,000

Freehold Council Tax Band C



Tucked away along one of Worthing's most sought-after residential roads. This much-loved three-bedroom character home offers an exceptional blend of space, charm and coastal lifestyle. From the moment you arrive, there's an immediate sense of warmth and welcome, with a generous entrance hall setting the tone for the accommodation beyond. The bay-fronted sitting room provides an elegant retreat, while the heart of the home unfolds to the rear in the form of a superb open-plan, L-shaped lounge and dining space, ideal for modern family living and entertaining. Bathed in natural light, this sociable area flows effortlessly through French doors onto a stunning south-facing garden, creating a seamless connection between inside and out.

The garden itself is a true highlight of the property, being designed for both relaxation and enjoyment, with a lush lawn framed by mature tree and shrub borders that offer colour, privacy and a sense of tranquillity throughout the seasons. A fitted kitchen completes the ground floor, practical yet perfectly positioned for day-to-day living. Upstairs, three well-proportioned bedrooms provide comfortable accommodation for families or those needing flexible working space, complemented by a well-appointed bath and shower room.

To the front, the property continues to impress with off-road parking via brick block paving, while additional benefits include gas central heating and double glazing for year-round comfort.

Rose Walk is perfectly positioned for the very best of coastal living, just moments from the seafront at the foot of George V Avenue, ideal for morning walks or evening sunsets. Goring Road's vibrant parade of shops, cafés and amenities is also within easy reach, while excellent transport links, including nearby West Worthing station, provide convenient access to Brighton, London and beyond.

A home that effortlessly balances character, space and location.

### Entrance porch





Entrance hall  
14'3 x 6'0 (4.34m x 1.83m)

Bay fronted lounge  
14'1 x 11'7 (4.29m x 3.53m)

Sitting room with focal fire  
12'5 x 11'3 (3.78m x 3.43m)

Dining room  
18'1 x 9'11 (5.51m x 3.02m)

Kitchen  
8'7 x 6'9 (2.62m x 2.06m)

Stairs to first floor landing

Bedroom one (bay fronted)  
12'5 x 11'7 (3.78m x 3.53m)

Bedroom two  
12'5 x 11'3 (3.78m x 3.43m)

Bedroom three  
6'9 x 7'7 (2.06m x 2.31m)

Family bath & shower room  
6'9 x 7'3 (2.06m x 2.21m)

Off road parking

Feature rear South facing garden



## Floor Plan



## Viewing

Please contact our Worthing Office on 01903 958770 if you wish to arrange a viewing appointment for this property or require further information.

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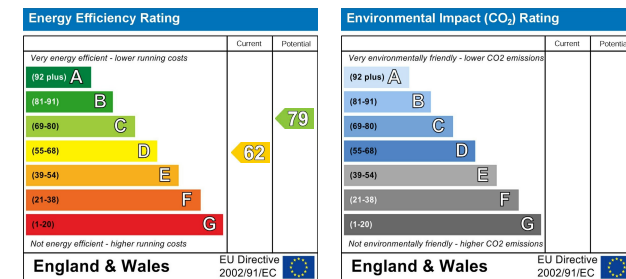
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## Area Map



## Energy Efficiency Graph



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