



## Walnut Tree Place, Goring-by-Sea, BN12

Leasehold

- NO CHAIN – Two bedroom ground floor retirement apartment • Principal bedroom with en-suite bathroom and walk-in wardrobe
- Living room with direct access to a private patio area
  - Modern fitted kitchen with integrated appliances
  - Lift access, House Manager and 24-hour emergency call system
  - Residents' lounge, landscaped gardens and guest suite for visitors

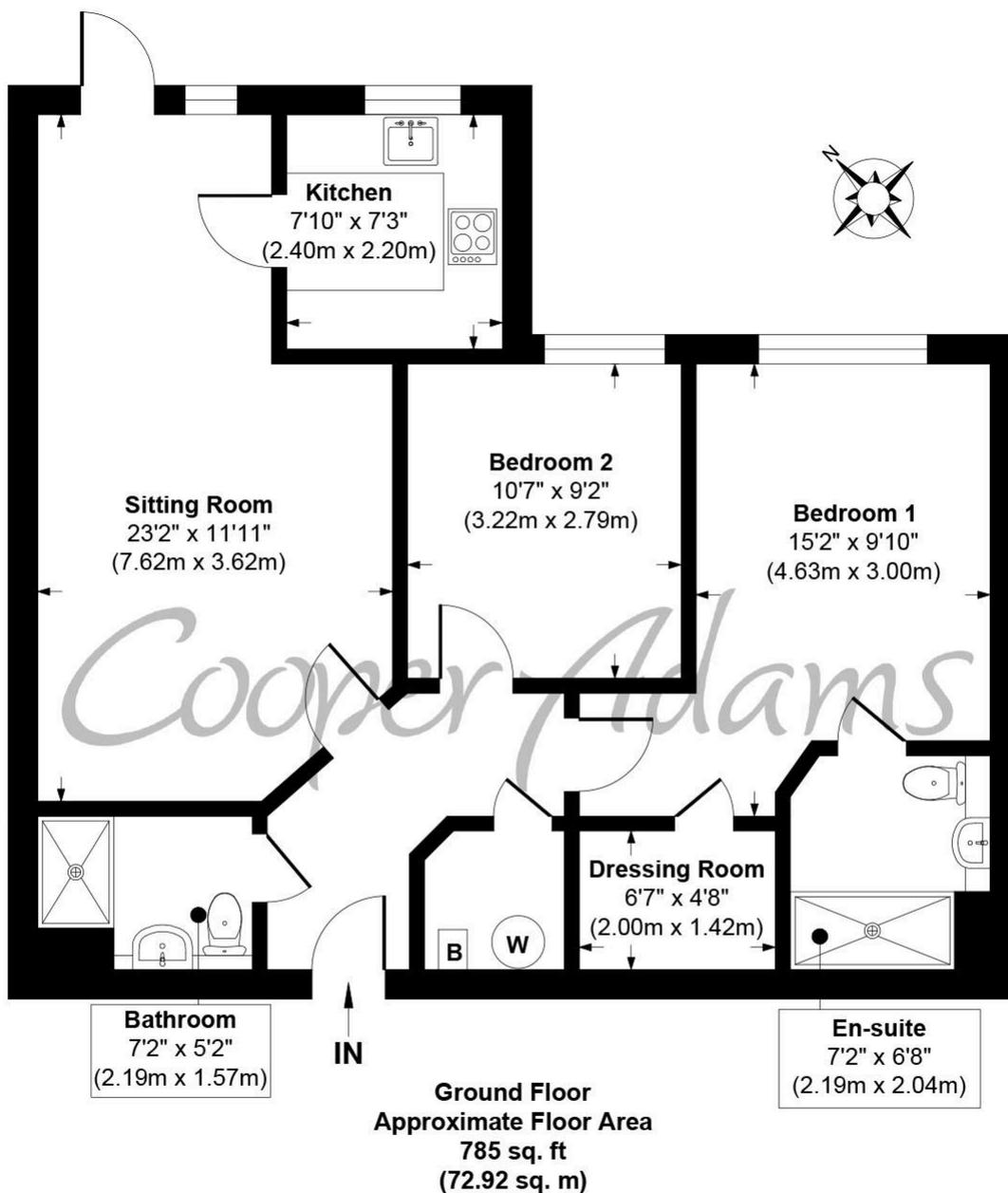
*Cooper Adams*

Chain free and situated within the well-regarded McCarthy Stone retirement development, Walnut Tree Place, this spacious ground floor apartment offers well-balanced accommodation with two double bedrooms and two bathrooms, designed for residents aged 60 and over. The apartment features a bright living and dining room with a glazed door opening directly onto a private patio area, providing a pleasant spot to sit and enjoy the surroundings. A separate fitted kitchen is well appointed with a range of modern wall and base units and integrated appliances including an oven, ceramic hob, extractor hood and fridge/freezer. The principal bedroom is a particularly comfortable space, benefitting from a walk-in wardrobe and an en-suite bathroom. A second double bedroom offers flexibility for guests, a study or hobbies, while a further bathroom is accessed from the hallway. The apartment also includes a useful walk-in storage and utility cupboard. Walnut Tree Place provides a welcoming community environment with a range of shared facilities including a residents' lounge, landscaped communal gardens with seating areas, and a guest suite for visiting friends or family, subject to availability.



The development is conveniently located in Goring-by-Sea, just over a mile from the seafront, with local shops nearby and good transport links, including rail services providing access to London, Gatwick Airport and the surrounding coastal towns.





**Walnut Tree Place, Goring-by-sea, BN12 6NT**  
**Approx. Gross Internal Floor Area 785 sq. ft / 72.92 sq. m**

Illustration for identification purposes only, measurements are approximate, not to scale

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