

Walnut Tree Place

Goring - by- Sea



McCarthy Stone

Goring-by-Sea

Walnut Tree Place

Development features

Property details

Welcome

Modern living by the sea.

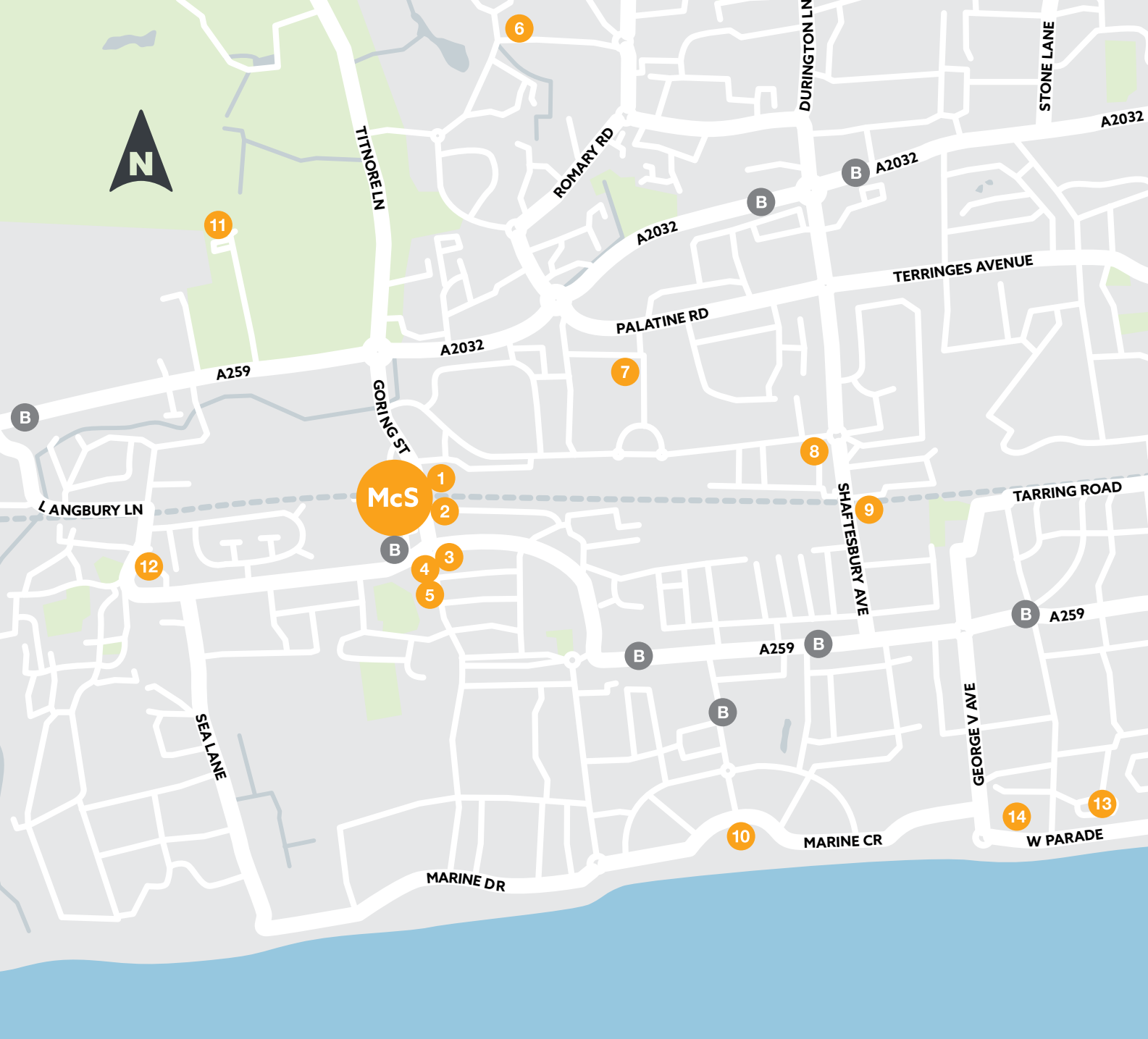
Nestled between the English Channel and the South Down's National Park, this West Sussex town has much to offer. Lush countryside. Unspoilt beaches. Outdoor living.

Goring-by-Sea would be a delightful place to call home.

Find your happy place in Goring-by-Sea.

A short distance from the seafront but also near to shops and facilities, Walnut Tree Place is named after a working farm and cottage that once occupied the land nearby. Designed with the over 60s in mind, the development is built to high standards and is an ideal place to live life your way.





- | | |
|----------------------------------|----------------------------------|
| B Bus Stop | 8 Doctors Surgery |
| 1 Train Station | 9 Worthing Leisure Centre |
| 2 Tesco Express | 10 Goring Beach |
| 3 Hairdressers | 11 Highdown Garden |
| 4 Chinese Takeaway | 12 Dental Practice |
| 5 Restaurant | 13 Marine Gardens |
| 6 Tesco Extra | 14 Pharmacy |
| 7 Lovett Community Centre | |



Live life your way.

Walnut Tree Place is ideally placed to get the most out of this seaside location and surrounding area.

Tesco Express is just around the corner or, for a bigger shop, Asda superstore is a 5-minute drive away. A series of parades offer a mix of independents and high street stores. A post office, library and GP are within a mile of the development.

You'll find a good choice of eateries. Closest are 'Tides' with its classic British menu and The Bull, serving pub favourites. A short stroll brings you to the popular Sea Lane Café or follow a coastal walk to the Blue Bird Café. Worthing, two miles away, and Brighton (a 40-minute drive) impressively boost your choice.

The region enjoys a strong sense of community and culture, with many activities and groups to join, from gardening to Tai Chi. There's a programme of drama, dance and music concerts at Northbrook Theatre or world-class performances to enjoy at Chichester Festival Theatre, 18 miles away. There's also an array of summer festivals.

Goring's location offers a good mix of land and sea-based activities to enjoy. Fishing and a range of water sports are on offer and there is a sailing club two miles from the development.

The area offers walking at all levels, from long coastal hikes to guided 'health walks' for gentle exercise and socialising. Worthing Leisure Centre is just 1.6 miles away.

You are spoilt for days out. Highdown Gardens, a mile away, are free to visit. The market town of Arundel with its famous castle is just a ten-minute drive. The Devil's Dyke, a National Trust site, is 30 minutes by car.

For travel, the A259 connects you to coastal towns. Just yards from the development, the rail station connects you to Brighton, for onward connection to London. A local bus links you to Brighton, Worthing and Arundel.

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Stylish, modern design.

As you approach Walnut Tree Place, you'll immediately appreciate the thoughtful design of the exterior. The lightly coloured brickwork and grey render provide a clean and modern finish that is sympathetic to much of the local housing stock built in the 1950s and 1960s.

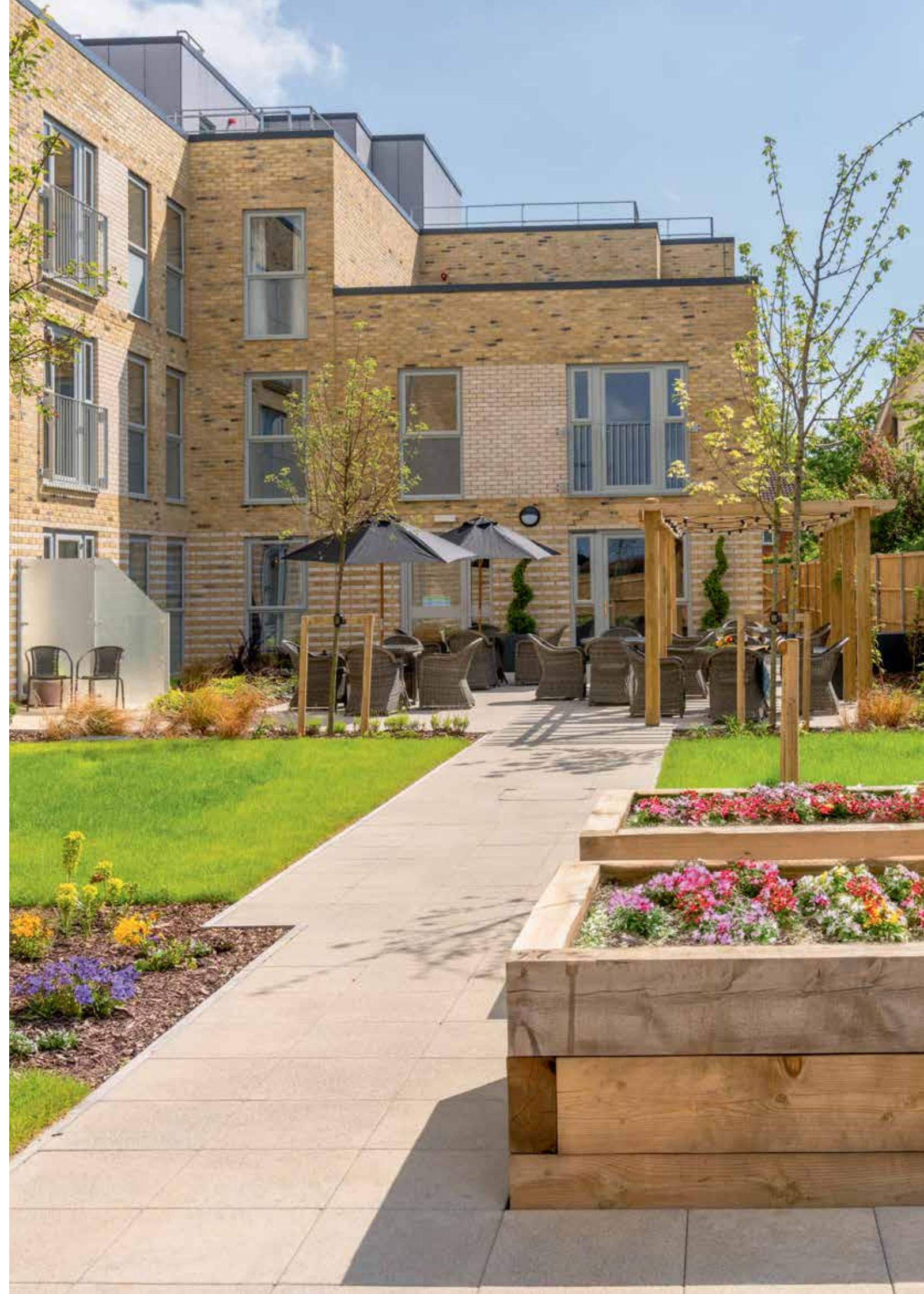
As you walk inside, you'll discover the light and airy reception lobby. It offers a warm welcome to homeowners, friends and family alike. From here you can make your way to the homeowner's lounge, the stylish social hub of the development.

This elegant space is where our community can spend time together. From a catch-up over coffee in the morning to an evening gathering filled with fun and laughter. There's also a quiet spot or two if you just want to settle down with a newspaper or a good page-turner.

Exit the lounge through the patio doors to find a large, paved terrace with an eye-catching wooden pergola. This south-facing garden at the back of the development attracts all-day sun, making it a nice sun trap for those partial to relaxing on a warm patio in the summer months. With lots of seating, it provides a wonderful spot for socialising.

As you explore, you'll find a garden for all seasons. Each plant, shrub and tree has been carefully selected for their vibrant colours or subtle hues.

What's more, you don't need to lift a trowel or wrestle with a lawnmower to enjoy it. We look after all the outside spaces for you; however, if you're the green fingered sort, a potting shed and some raised beds are available so you can prepare and care for your own cherished pots and planters.





More features.

Guest Suite^{^#}

Having friends or relatives over and would like them all to stay the night? You can book them into the Guest Suite, which has en-suite facilities.

House Manager

Ensures the development is safe, secure and well maintained, alongside arranging social activities that help build a strong sense of community.

Pets welcome

You are welcome to bring a well-behaved pet to live with you. Please ask your Sales Consultant for further details on our pet policy.

Mobility scooter charging[#]

An easily accessible space where mobility scooters can be charged safely and securely

Parking[#]

Spaces are available for purchase.

[^]Additional charges apply. [#]Subject to availability.

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Made for living well.

We pour our heart and soul into creating developments that give you the freedom to do more of the things you love. Each one is thoughtfully designed to nurture a vibrant, active community and is built to high standards. Walter House is no exception

Comprising 35 one and two bedroom properties, each apartment is exquisitely finished and comes fitted with carpets and flooring.

How to buy.

When you're ready to buy your apartment at Walnut Tree Place, we will help you every step of the way.

If you have a property to sell, we can assist with everything from appointing a Solicitor and Estate Agents to arranging your removals. And with our Part Exchange service, we can act as a cash buyer.

To help you select the service that's right for you, our friendly Sales Consultant will explain each in greater detail





Goring-by-Sea Walnut Tree Place Development features Property details

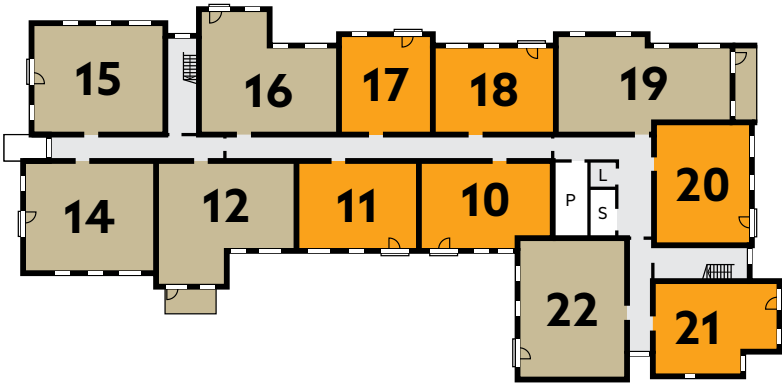
Ground Floor



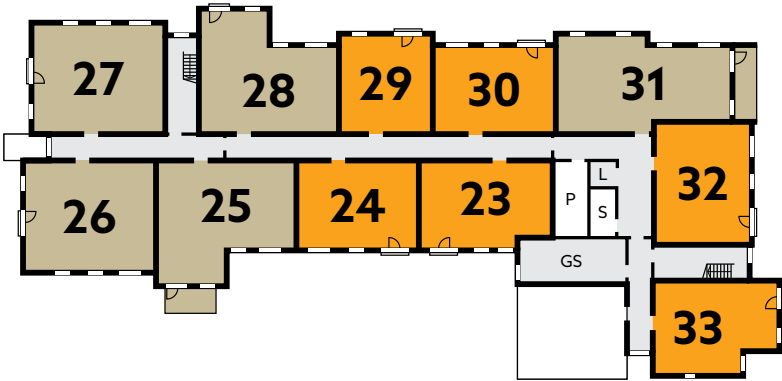
- 1 bedroom property
- 2 bedroom property

- E - Entrance Lobby
- GS - Guest Suite
- K - Kitchenette
- L - Lift
- M - Meeting Room
- MSC - Mobility Scooter Charging
- P - Plant Room
- R - Reception
- RR - Refuse & recycling
- S - Store

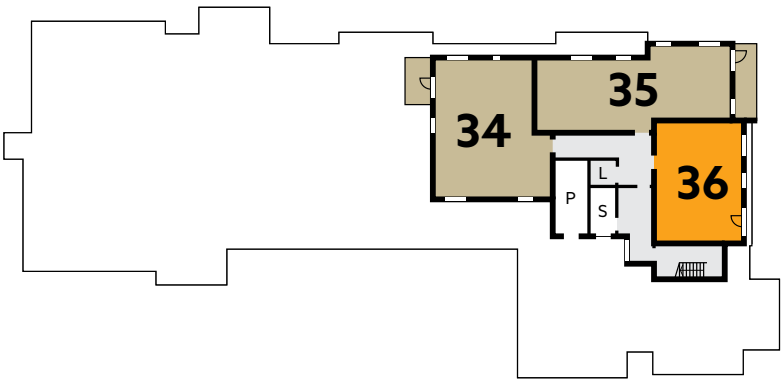
First Floor



Second Floor



Third Floor



For the latest apartment availability and prices, please ask your Sales Consultant or visit mccarthystone.co.uk/walnut-tree-place

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Your new home in detail.

General

- Double glazing on all windows
- Balcony or patio on selected apartments
- Fitted wardrobes in all master bedrooms
- Telephone and television point in living room and bedrooms
- NHBC 10-year warranty
- Sky/Sky+ connection point in living room*

Kitchen

- Fitted kitchen with integrated

ceramic hob

- Stainless steel and glass cooker hood and splashback
- Black granite composite sink
- Lever mixer taps

Shower room

- Fitted shower room with tiled flooring
- White sanitary ware with high quality fittings
- Heated towel warmer

Heating and finishes

- Electric panel radiators
- Neutral décor
- Fully finished white, panel doors
- Chrome door furniture and fittings

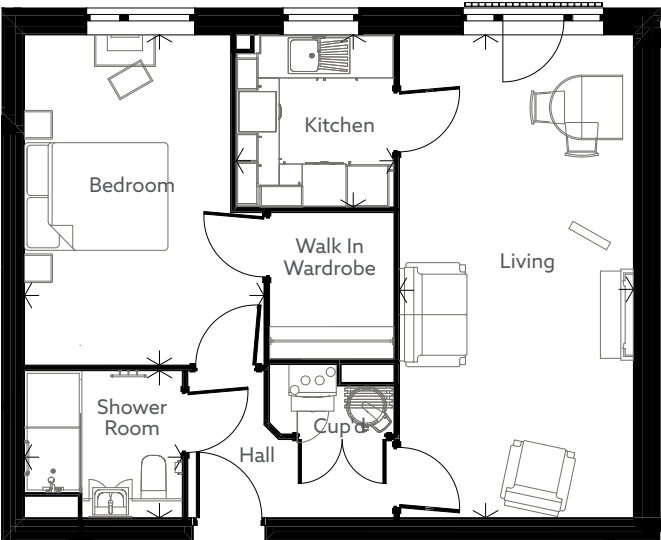
Safety and security

- Door camera entry system which is linked to the TV
- 24-hour emergency call system with a personal pendant alarm
- Intruder alarm and smoke detector
- Illuminated light switches to hall, bedroom(s), shower room and additional WCs

Typical apartment layout

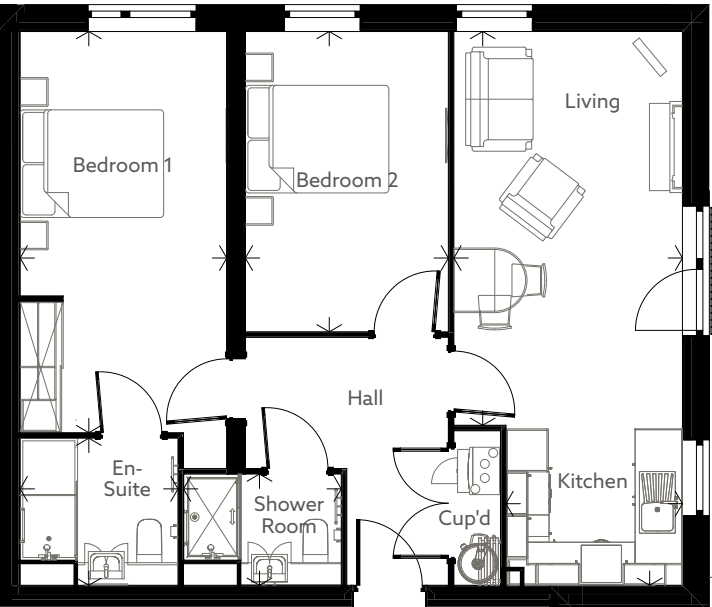
Approximate room sizes

One Bedroom



Living Room
6730mm x 3262mm / 12'1" x 10'8"
Kitchen
2400mm x 2200mm / 7'10" x 7'3"
Shower Room
2050mm x 2200mm / 6'9" x 7'3"
Bedroom
4603mm x 3340mm / 15'1" x 10'11"

Two Bedroom



Living Room
5510mm x 3187mm / 18'1" x 10'5"
Kitchen
2253mm x 2460mm / 7'4" x 8'1"
Shower Room
2200mm x 1550mm / 7'3" x 5'1"
Bedroom 1
5591mm x 2880mm / 18'4" x 9'5"
En Suite
2050mm x 2200mm / 6'9" x 7'3"
Bedroom 2
4186mm x 2830mm / 13'7" x 9'3"

This specification is for guidance only, items may vary. Please check with Sales Consultant for further details.
Images are indicative only. *Sky/Sky+ subject to Sky subscription.



**“New address,
new adventure.
There’s nothing
old about me.”**

Anne,
McCarthy Stone homeowner.

Anne is always looking for her next new project, whether it’s joining the community art club or learning the piano. She believes everyone needs somewhere special to do the things that make them happy.

Ready to start the next exciting chapter in your life?
Find out how you could make the move to
Walnut Tree Place, Goring-by-Sea

**Call 0800 201 4106 or
visit [mccarthystone.co.uk/
walnut-tree-place](https://mccarthystone.co.uk/walnut-tree-place)**

A large print version of this brochure is available on request.

This brochure is not a contract and does not form any part of a contract. We are not responsible for any misstatement in this brochure. All content, terms and conditions are correct at the time of going to print. We have the right to alter specifications without notice. Age restrictions apply on all retirement developments. If there are any important matters which are likely to affect your decision to move, please contact the Sales Consultant before travelling to view a development.

April 2025

We subscribe to and comply with the Consumer Code



Protection for new-build home buyers



More than 90% of our customers say they would recommend us, which means we've been awarded the maximum 5-star rating for customer satisfaction. We've achieved this rating every year we have taken part in the survey.

To find out more, call **0800 201 4106**
or visit mccarthystone.co.uk/walnut-tree-place

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