



The Warnes | Steyne Gardens | Worthing | BN11 3DW  
Offers Over £600,000





Jacobs Steel are delighted to offer for sale this immaculately presented and rarely available top floor balcony apartment forming part of this prestigious, sought-after seafront development in the heart of Worthing Town Centre. With stunning views overlooking Steyne Gardens and the Sea, this beautiful home has been carefully and meticulously renovated throughout. The property boasts two double bedrooms, a master suite with walk-in wardrobe and en-suite, large west facing open plan living room with views of the sea, modern contemporary fitted kitchen and shower room, private 28ft west facing balcony and private garage. There are also communal amenities including a residents swimming pool and lifts servicing every apartment.





## Key Features

- Top Floor Balcony Apartment
- Newly Refurbished Throughout
- 28ft West Facing Balcony
- Direct Sea Views
- Two Double Bedrooms
- Two Bathrooms (One En-Suite)
- Walk-In Wardrobe
- Passenger Lift & Private Garage
- Sought-After Seafront Development
- Communal Indoor Swimming Pool



**2 Bedrooms**



**2 Bathrooms**



**1 Reception Room**

### INTERNAL

Remotely operated double gates provide secure entrance to the development and lead to the attractive communal courtyard. The communal front door with security entry phone system opens to the well presented communal entrance hallway with stairs and passenger lift rising to the top floor. The private front door opens to the welcoming entrance hallway with doors to all rooms, two large storage cupboards and engineered oak flooring that runs through to the open plan living room. With two large full height double doors with access to the west facing balcony, the open plan living room has a wealth of natural light that creates an exceptionally light and airy room that boast views overlooking the seafront and Steyne Gardens. The current owners have meticulously renovated throughout this stunning apartment and the quality is clear to see in the kitchen. Designed with a peninsula island creating a breakfast bar seating four, the sleek handleless units finished in matt white and perfectly contrasted by the contemporary black stone worktops. There is a range of integrated appliances including eye-level oven, microwave and coffee machine, along with a full size fridge/freezer and dishwasher. A bespoke media wall has been cleverly designed at the opposite side of this open plan space and has carefully laid out LED lights and an attractive electric fire place which both help to turn this in to a cosy space on those darker evening. Two double bedrooms are positioned at the opposing side of the apartment and are both comfortably large enough to accommodate double beds. Whilst both benefit from fitted wardrobes, the master suite has its own walk-in wardrobe that leads to an en-suite. This modern and newly installed room has a luxury four piece white suite including a bath, large walk in shower, toilet and hand wash basin. There is a further shower room that has been finished to the same high standard and is fitted with a walk-in shower cubicle, toilet and hand wash basin.

### EXTERNAL

The property benefits from a private 28ft west facing balcony with beautiful views overlooking the seafront, pier and Steyne Gardens with ample room for outdoor furniture for you and your guests to enjoy the position. There is also garage located from the attractive communal courtyard which provides convenient parking or storage. The development also boasts a swimming pool that can be used by all residents and their guests.

### LOCATION

Warnes is located in the heart of Worthing town centre, directly on the seafront and adjacently to Steyne Gardens, allowing easy access to a wide range of shops, pubs, restaurants and leisure facilities. Worthing Central line railway station is approximately 0.75 miles away and offers links to both London and Brighton. If you should prefer to travel by bus you also have good access to a range of bus routes which will take you to the near by districts.

Council Tax Band E

Tenure: Leasehold

Lease: 169 Years Remaining

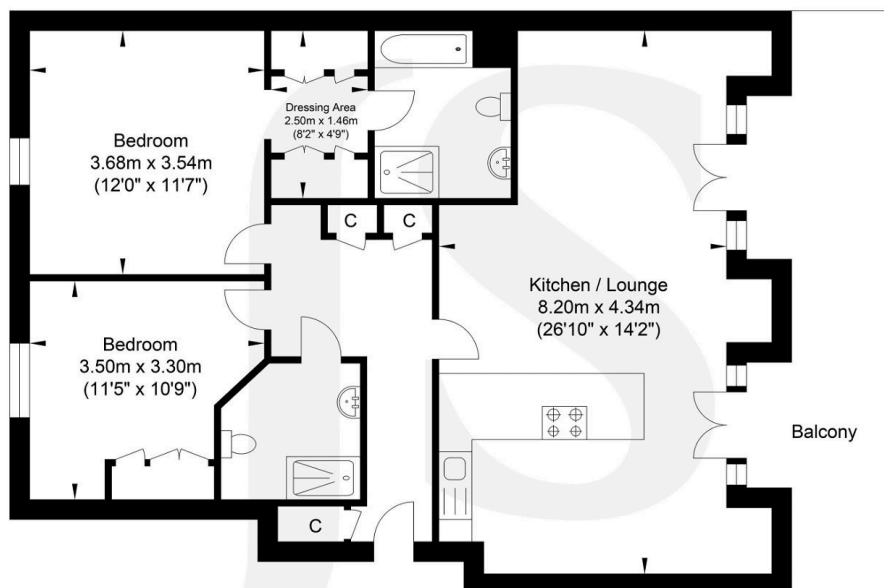
Maintenance: Approximately £4000 Per Annum

Ground Rent: £150 Per Annum



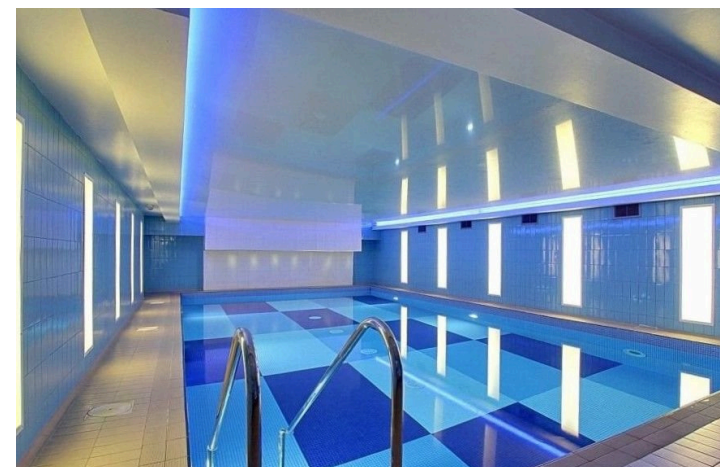
To book a viewing contact us on: 01903 206000 | [worthing@jacobs-steel.co.uk](mailto:worthing@jacobs-steel.co.uk) | [jacobs-steel.co.uk](http://jacobs-steel.co.uk)

# The Warnes



Fourth Floor  
Approximate Floor Area  
885.86 sq ft  
(82.30 sq m)

Approximate Gross Internal Area = 82.30 sq m / 885.86 sq ft  
Illustration for identification purposes only, measurements are approximate, not to scale.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales		
	EU Directive 2002/91/EC	

## Property Details:

Floor area \*as quoted by EPC: 904 Sqft

Tenure: Leasehold

Council tax band: E

Whilst we endeavour to make our property particulars accurate and reliable, we have not carried out a detailed survey. If there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information for you, particularly if you are contemplating travelling some distance. Whilst every effort has been made to ensure that any floorplans are correct and drawn as accurately as possible, they are to be used for layout and identification purposes only and are not drawn to scale. The services, where applicable, including electrical equipment and other appliances have not been tested and no warranty can be given that they are in working order, even where described in these particulars. Carpets, curtains, furnishings, gas fires, electrical goods/ fittings or other fixtures, unless expressly mentioned, are not necessarily included with the property.