



The Warnes | Steyne Gardens | Worthing | BN11 3DW
£795,000



Jacobs Steel are delighted to offer for sale this beautifully presented and rarely available second floor balcony apartment forming part of this prestigious, desirable seafront development in the heart of Worthing Town Centre. With stunning, direct views of Worthing coastline, this immaculate home has been finished to an exceptional standard. The property boasts two double bedrooms, one with a modern en-suite, spacious south-facing living room with sea views, open plan, dual aspect kitchen/diner, contemporary family shower room, private balcony/terrace with panoramic sea views and garage. There are also communal amenities including a residents swimming pool and lifts servicing every apartment. The property will be sold with no ongoing chain.



Key Features

- Seafront Balcony Apartment
- Two Double Bedrooms
- Two Reception Rooms
- Two Bathrooms (One En-Suite)
- South-Facing Terrace With Sea Views
- Private Garage
- Panoramic Direct Sea Views
- Residents Swimming Pool
- Highly Desirable Seafront Development In Central Worthing
- No Ongoing Chain



2 Bedrooms



2 Bathrooms



2 Reception Rooms

INTERNAL

Remotely operated double gates provide secure entrance to the development and lead to the well maintained rear courtyard. The communal front door with security entry phone system opens to the well presented communal entrance hallway with stairs and a passenger lift rising to the all floors. Positioned on the second floor, the private front door opens to a spacious and grand entrance hall with doors to all rooms and a plethora of integrated storage cupboards. With full height, double doors that lead out onto the south-facing terrace, the living room measures a generous 16'0" x 12'5" and benefits from a wealth of natural light to create an exceptionally light and airy room that boasts panoramic views of Worthing's coastline and pier. Positioned on the south-west side of the development is the fitted kitchen which has been installed with an array of floor and wall mounted units with integrated appliances which include a fridge/freezer, dishwasher, eye-level oven and hob. This room has been cleverly designed to incorporate the dining room, to create a substantial, open plan space with plenty of room for both lounging and dining. This dual aspect room provides a pleasant space to admire the breathtaking, coastline views via a large bay window which boasts both southerly and westerly views. The main double bedroom measures 24'5" x 9'8" and has an abundance of fitted storage cupboards and wardrobes and also features far reaching sea views. This room benefits from a contemporary en-suite bathroom which has been installed with a modern four piece suite which includes a bath with shower over, shower cubicle, wash hand basin and W/C. Measuring 22'0" x 12'9", the second, dual aspect, double bedroom is comfortably large enough to accommodate a double bed, various other furniture and also benefits from fitted wardrobes. The family bathroom is accessed to from the spacious hallway and has been fitted with a modern suite which includes a corner shower, wash hand basin and W/C. With all bedrooms and reception rooms benefitting from south-facing, direct sea views, this apartment is extremely desirable and an internal viewing is highly recommended.

EXTERNAL

The property benefits from a private, south facing terrace with stunning views stretching across Worthing's coastline. This enclosed terrace provides plenty of space for outdoor furniture, creating the ideal position to admire the breathtaking sea views. There is also large private garage located from the attractive communal courtyard which provides convenient parking or storage. The development also benefits from a swimming pool that can be used by all residents and their guests.

LOCATION

Situated The 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 F

Tenure: Leasehold

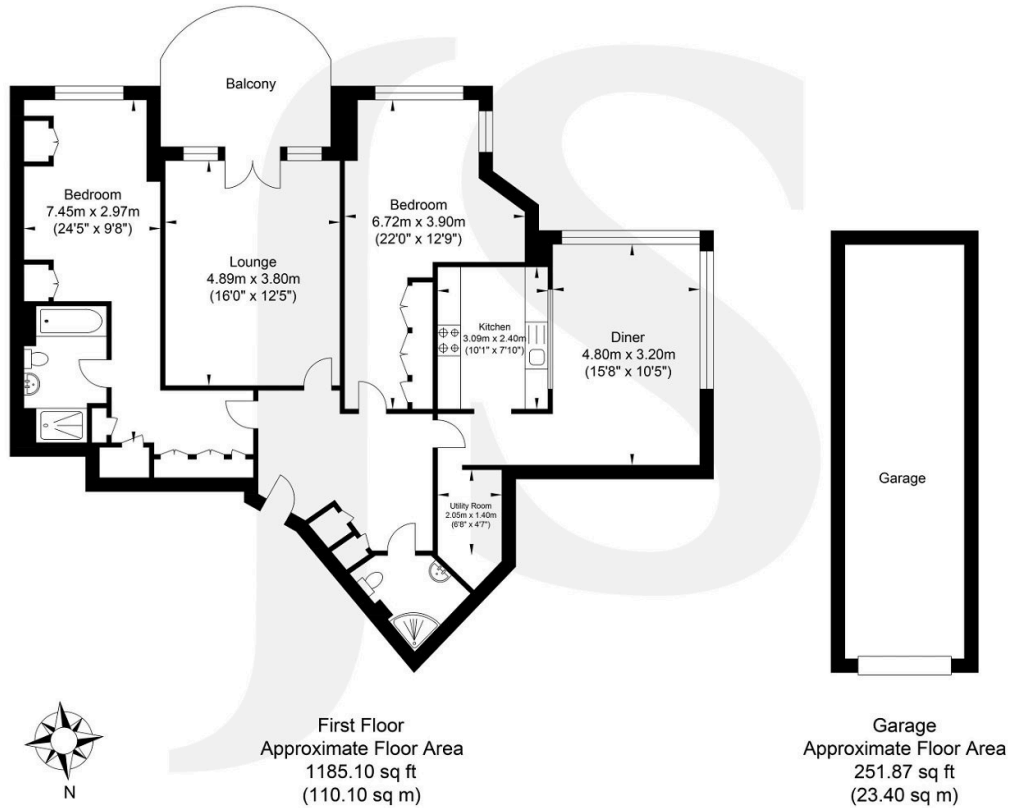
Lease: 189 years from 1st June 2005

Maintenance:

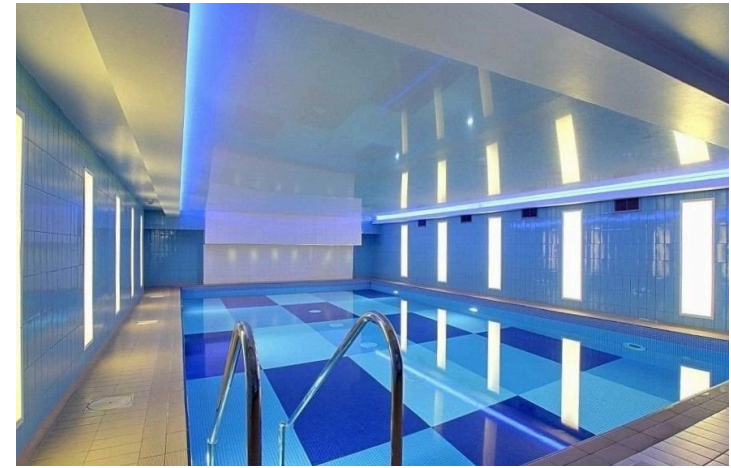
Ground Rent: Peppercorn



The Warnes



Approximate Gross Internal Area (Excluding Garage) = 110.10 sq m / 1185.10 sq ft
Illustration for identification purposes only, measurements are approximate, not to scale.



| Energy Efficiency Rating | | |
|--|-------------------------|-----------|
| | Current | Potential |
| <i>Very energy efficient - lower running costs</i> | | |
| (92 plus) A | | |
| (81-91) B | | 90 |
| (69-80) C | 69 | |
| (55-68) D | | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| <i>Not energy efficient - higher running costs</i> | | |
| England & Wales | EU Directive 2002/91/EC | |

Property Details:

Floor area *as quoted by EPC: TBC SqFt

Tenure: Leasehold

Council tax band: F

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.