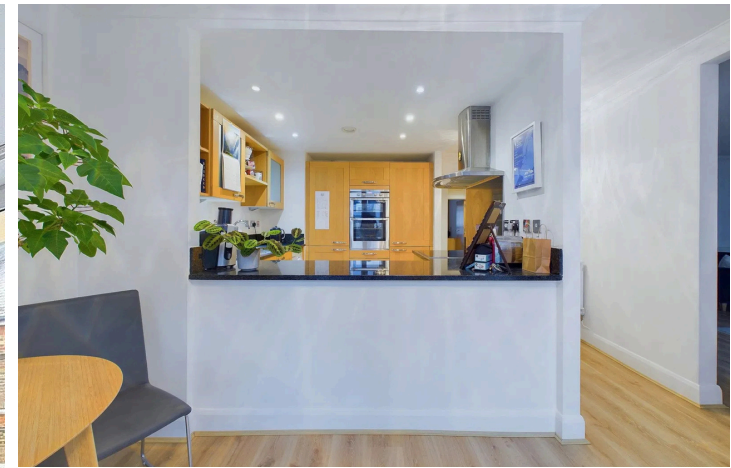




The Warnes | Steyne Gardens | Worthing | BN11 3DW
£625,000





Jacobs Steel are excited to market for sale this impeccably presented and rarely available upper ground floor apartment forming part of this prestigious, development nestled in the heart of Worthing Town Centre. Having been developed by Worthing builders 'Roffey Homes' this luxurious apartment has been finished and maintained to exceptional standard. With a spacious terrace and a private entrance, the property boasts two double bedrooms, one with a modern en-suite, spacious lounge and an open plan kitchen/diner, both overlooking the terrace, contemporary family shower room. The property has the added benefit of a private garage with an up and over door and there are also communal amenities including a residents swimming pool and lifts servicing every apartment.



Key Features

- Luxurious Upper Ground Floor Apartment
- Two Double Bedrooms With Dressing Area
- Open Plan Kitchen Diner And Separate Lounge
- En-Suite Bathroom And Family Shower Room
- Self Contained Entrance and Private Terrace
- Secure Underground Garage
- Prestigious Seafront Development
- Heated Residents Swimming Pool
- Internal Viewing Highly Recommended



2 Bedrooms



2 Bathrooms



1 Reception Room

INTERNAL

The communal hallway provides stairs and a passenger lift that ascend to the upper ground floor where the entrance to the apartment is located. An extremely welcoming reception hall provides access to all rooms, in addition to space to take a seat and kick off shoes, along with multiple fitted cupboards allowing for plenty of storage adding to the practicality of the home. The living area really is the heart of the home with a delightful kitchen diner and a separate lounge, both overlooking the private terrace. The spacious lounge measures 17'11" x 14'09" and features oak effect flooring and large 'tilt and turn' style doors. The private entrance to the property also leads to the living room via the terrace. The kitchen is both stylish and practical consisting on a vast amount of wooden wall and base mounted units to create plenty of storage, accompanied by an integrated electric oven, hob, microwave oven, fridge freezer and dishwasher. There is also space and provisions for one further under counter appliance. A large opening overlooks the dining area with adequate space for a table and chairs, with a further two 'tilt and turn' doors overlooking the terrace. To the rear of the apartment will find two double bedrooms which overlook the communal courtyard from the Juliette balcony. The master bedroom measures 13'00" x 12'00" and has the additional benefit of an overbed storage unit and chest of drawers, alongside a separate dressing area. The second double bedroom measures 12'10" x 10'05" and also has storage options in the form of a fitted wardrobe. The apartment boasts two wash rooms with a shower room off of the hallway with a walk in shower cubicle, w/c and a wash hand basin with vanity storage. There is also a four piece en-suite bathroom to the master bedroom suite consisting of a bath, a walk in shower, w/c and a wash hand basin with even further storage.

EXTERNAL & COMMUNAL

The property is one of few that has it's own private entrance accessed from York Road, with stairs leading up to access the private and enclosed terrace which measures 28'01" x 11'05". This is the ideal space to enjoy breakfast and a morning coffee, or entertain family and friends. There is also a useful garage in the secure underground garage complex accessed via the communal courtyard with an up and over door which measures 16'06" x 08'10". A heated swimming pool can be used at the pleasure of residents and guests.

LOCATION

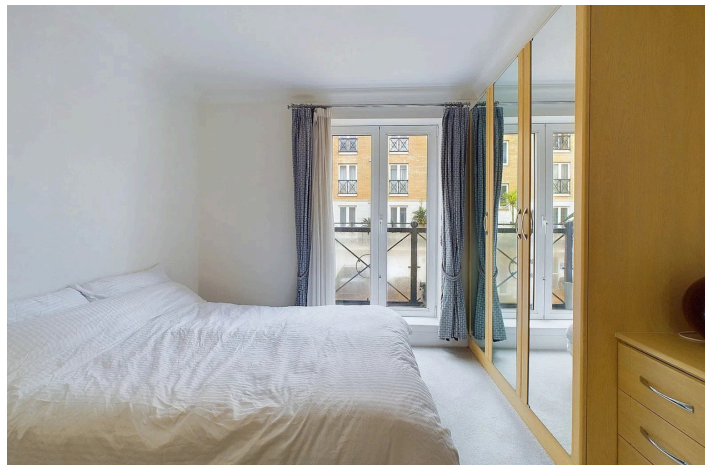
The Warnes is located in the heart of Worthing town centre, directly on the seafront and adjacently to Steyne Gardens. allowing easy access to a wide range of shops, pubs, restaurants and leisure facilities. Worthing Central line railway station is approximately 0.75 miles away and offers links to both 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.

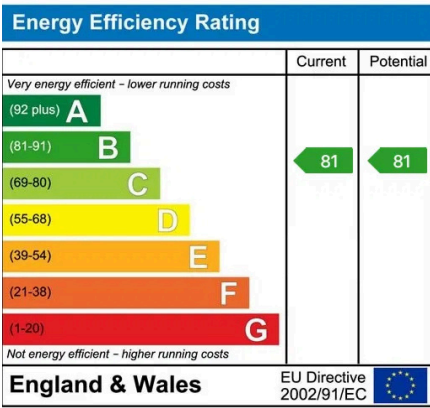
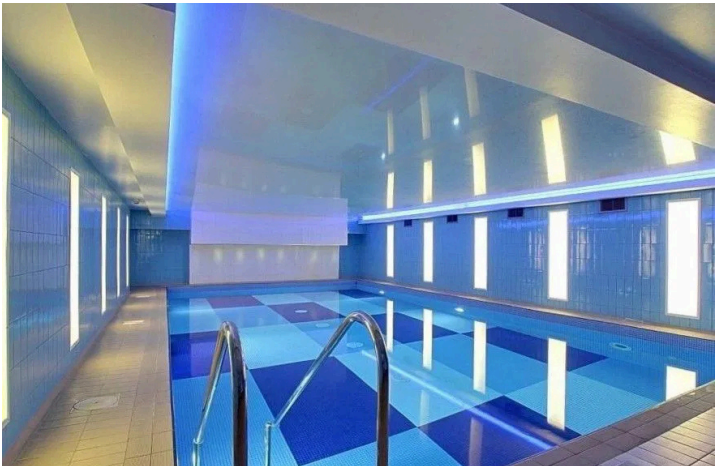
Council Tax band D

Tenure: Leasehold

Lease: approximately 169 years remaining

Service charge: £6,610.61 per annum





Property Details:

Floor area *as quoted by EPC: 1109 Sqft

Tenure: Leasehold

Council tax band: D

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.