

SUMMARY

**Seafront Penthouse
Apartment**

Three Double Bedrooms

**Master Bedroom with En-
suite & Dressing Room**

Large South Facing Balcony

Double Garage

Residents Swimming Pool

**Close to Town Centre,
Restaurants, Bus Routes and
Mainline Station**



MAIN ADVERT

Robert Luff & Co are delighted to offer this beautifully presented purpose built penthouse apartment ideally situated in the extremely sought after 'Warnes' development, just yards from the beach enjoying sea views, with town centre shops, restaurants, buses and mainline station nearby. Accommodation offers entrance hall, lounge opening out onto terrace, flowing through into formal dining room, modern kitchen with integrated appliances and granite work top, three double bedrooms, master with dressing area and en-suite bathroom, plus a further family shower room. Other benefits include underground garaging and heated communal swimming pool.





ACCOMMODATION

Communal Entrance

Security video entryphone system, passenger lift, stairs leading up.

Fifth Floor Landing

Door into;

Entrance Hall

Entryphone system, solid marble flooring, access to loft space via a hatch, airing cupboard housing hot water cylinder and boiler, additional further storage, smooth ceiling with spotlights.

Open Plan Kitchen / Living Room

Lounge Area 20' 1" x 18' 5" (6.12m x 5.61m)

Two southerly aspect double glazed patio doors opening to balcony and providing direct sea views across Worthing seafront, pier and across to Brighton, radiator, tv point, telephone point, coved and smooth ceiling with spotlights.

Kitchen Area 0' 0" x 0' 0" (0.00m x 0.00m)

Solid granite work surface with inset single drainer sink unit and waste disposal, granite drainer, range of cupboards and drawers under, integrated AEG dishwasher, washing machine, fridge/freezer, eye level double oven and four ring halogen hob, matching eye level wall cabinets, extractor fan, granite splashback, marble flooring, chrome sockets and light fittings, coved and smooth ceiling with spotlights.

Dining Area

Marble flooring, southerly aspect double glazed patio doors opening to;

Balcony

Providing direct sea views across Worthing seafront, two radiators, coved and smooth ceiling with spotlights.

Master bedroom 17' 1" x 11' 3" (5.20m x 3.43m)

Double glazed patio doors opening to ornate balcony providing views across the South Downs, radiator, tv point, smooth ceiling and spotlights.

Dressing Area

Ideal space for wardrobes with coved and smooth ceiling with spotlights.

En-Suite Bathroom

Panel enclosed bath with shower attachment above, wall mounted wash hand basin, push flush w/c, ladder style radiator, large wall mounted mirror, shaver point, fully tiled walls, smooth ceiling with spotlights, granite work surfaces.

Bedroom Two 18' 9" x 9' 2" (5.71m x 2.79m)

Southerly aspect double glazed patio doors opening to;

Balcony

Providing direct sea views across Worthing seafront, coved and smooth ceiling with spotlights, tv point.

Bedroom Three 14' 0" x 12' 7" (4.26m x 3.83m)

Double glazed window providing views across the South Downs, radiator, tv point, telephone point, coved and smooth ceiling with spotlights.

Second Shower Room

Step in shower cubicle with power shower, wash hand basin set into vanity unit providing storage, granite work surface, push flush w/c, part tiled walls, ladder style radiator, smooth ceiling with spotlights, extractor fan.

South Facing Balcony

A particular feature of the apartment is the stunning South facing balcony providing you with all day sun and 180 degree view across Worthing seafront enclosed by wall & glass paneling with rails, decked flooring, power and light, outside tap.

Garage 28' 4" x 17' 7" (8.63m x 5.36m)

Number 58 - located underneath the property and accessed via Steyne Gardens from a gated entrance, up and over door with power and light, storage area.

Communal Gardens

Well maintained communal gardens surround the development with a block paved internal courtyard incorporating visitors parking facilities.

Swimming Pool

The residents of Warnes also have the benefit of a private swimming pool with cloakroom and changing facilities.



FLOORPLAN

