



Steyne Gardens, Worthing, BN11 3DW
£700,000



Bedrooms: 3

Bathrooms: 2

Receptions: 1

Tenure: Leasehold

Council Tax Band: F

- Seafront Balcony Apartment
- Two Well Proportioned Bedrooms
- Two Reception Rooms
- Two Bathrooms (One En-Suite)
- South-Facing Terrace With Sea Views
- Private Garage And Parking Space
- Residents Swimming Pool
- Highly Desirable Seafront Development In Central Worthing
- Passenger Lift To All Floors
- No Ongoing Chain

Jacobs Steel are proud to present this beautifully finished second-floor balcony apartment, located within a prestigious and highly sought-after seafront 'Warnes' development in central Worthing. Boasting breathtaking, uninterrupted views of Worthing's coastline, this immaculate home has been completed to an exceptional standard by local developers 'Roffey Homes'. The accommodation features three generously sized bedrooms, including a principal bedroom with a stylish en-suite, a spacious south-facing living room with direct sea views, and a modern open-plan kitchen/diner. Further highlights include a contemporary family shower room, a private south-facing balcony offering panoramic sea views, a private garage and parking space. Additionally, there is range of communal amenities, including a swimming pool and lift access to all floors. Offered to the market with no onward chain, this exceptional apartment presents a chance to enjoy coastal living at its finest.





Internal: Accessed via remotely operated double gates, this secure and prestigious seafront development welcomes you through a well-maintained rear courtyard or and into a smart communal entrance from the front, complete with security entry phone system, lift access, and stairs to all floors. Located on the first floor, this beautifully presented apartment opens into a spacious entrance hall with a wealth of integrated storage. The layout flows effortlessly, offering generous proportions and south-facing rooms that enjoy uninterrupted sea views, as well as two bedrooms on the north side with views of the south downs. The impressive living room measures 14'10" x 13'04" and features full-height double doors leading onto a private south-facing terrace. Bathed in natural light, this space offers breathtaking views of Worthing's coastline and pier — perfect for relaxing or entertaining. The modern kitchen/diner is again located on the south side of the development and is fitted with a comprehensive range of wall and base units, along with integrated appliances including a fridge/freezer, dishwasher, eye-level oven, and hob. Designed for both form and function, the kitchen flows seamlessly into the dining area to create a bright, open-plan living space. The main bedroom is a true retreat, measuring an impressive 12'11" x 10'11", with extensive fitted wardrobes and views of the south downs. It benefits from a contemporary en-suite bathroom featuring a four-piece suite, including a bath with shower over, separate shower cubicle, wash basin with vanity storage, and WC. A stylish family bathroom, fitted with a modern suite including a corner shower, wash basin, and WC, completes the accommodation.

External: The property enjoys a private, south-facing terrace offering spectacular, uninterrupted views across Worthing's stunning coastline. This enclosed outdoor space is generously sized, providing the perfect setting for alfresco dining, relaxing, or simply soaking in the breathtaking sea views. In addition, the apartment comes with a private garage which measures 16'03" x 08'06" with an electric 'up and over' door and a private parking space in front which is accessed via the attractive communal courtyard, offering convenient parking and excellent storage options. Residents of this prestigious development also benefit from exclusive access to a well-maintained swimming pool, available for use by both homeowners and their guests — adding a touch of luxury to this exceptional coastal lifestyle.

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 F

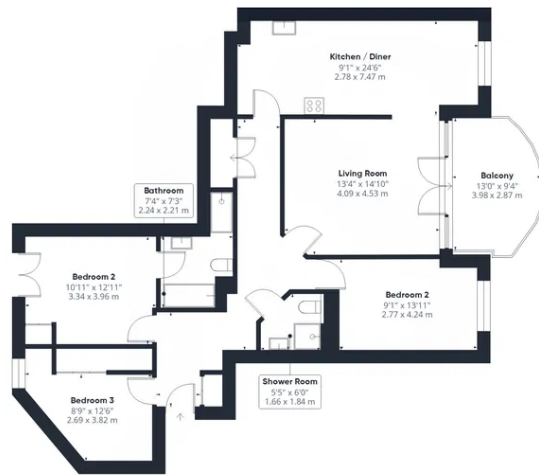
Tenure: Leasehold

Approximately 70 years remain on the lease.

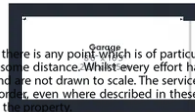
The ground rent is £168.50 - paid bi-annually

Service charge £3965.15 - paid bi-annually





Ground Floor Building 1



Ground Floor Building 2

Whilst we endeavour to make out properties 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 purpose 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, furnishing, gas fires, electrical goods/ fittings or other fixtures, unless expressly mentioned, are not necessarily included with the property.

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Jacobs | Steel



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - A		
(92+)		
(81-91)		2
(69-80)		
(55-68)		
(39-54)		
(21-38)		
(1-20)		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC