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## Description

We are delighted to present this beautifully appointed upper ground floor apartment, set within the iconic Warnes development, one of Worthing's most prestigious seafront addresses. Perfectly positioned just yards from the beach, the property also enjoys close proximity to the town centre's shops, restaurants, parks, bus routes, and mainline station.

The accommodation comprises a welcoming entrance hall with built-in storage, a generous living room, and a stylish kitchen/breakfast/dining room. There are two double bedrooms, including a principal suite with dressing area and en suite bathroom, together with a further family shower room. Additional benefits include secure underground garaging and permit parking for one space in the courtyard, a feature enclosed terrace, and access to the exclusive residents' swimming pool.



## Key Features

- Stunning Purpose Built Apartment
- Two Double Bedrooms
- Kitchen Breakfast/Dining Room
- Private Terrace With Sea Views
- Garaging
- Beachfront Location
- Master With Dressing Area and En-Suit Bathroom
- Living Room
- Communal Swimming Pool and Gym
- No Chain



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30 Guildbourne Centre, Worthing, West Sussex, BN11 1LZ | 01903 331247 | info@robertluff.co.uk

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Accessed via communal entrance or private entrance on York Road, private front door with spy hole leading into:

### Entrance Hall

Radiator, hanging space, coved and skimmed ceiling, and door opening through into:

### Living Room

Full length feature, double glazed tilt and turn patio doors leading onto the terrace, two radiators, TV point, telephone point, decorative wall lighting, coved and skimmed ceiling. Opening through into:

### Inner Hallway

Doorway leading through into:

### Kitchen/Breakfast Dining Space

Double glazed, full length, double doors, again opening out onto the front terrace with space for formal dining room table and chairs.

The kitchen/breakfast room is split by a granite central breakfast bar with the kitchen providing a one and a half stainless steel sink unit inset to the granite worktop with chrome mixer tap and drainer, matching range of wall and base units with built in eye level double oven, four ring hob with stainless steel

extractor and splash back, integrated fridge and freezer, integrated dishwasher, integrated washer/dryer, part tiled walls, extended breakfast bar, space for formal dining room table & chairs, skimmed ceiling with spotlights and a tiled floor. Doorway opening through into inner hallway.

### Main Entrance/Inner Hallway

Accessed via the communal entrance with lift or stairs to the first floor and secure video entry system. The front door opens into a spacious hallway with radiator and three built-in storage cupboards: one with shelving and radiator, ideal as an airing cupboard; one housing the Worcester boiler with storage below; and a full-height storage unit with shelving.

### Master Bedroom Suite

Double glazed, full length tilt and turn doors, opening out onto the front balcony, radiator, TV point, space for wardrobes, coved and skimmed ceiling, doorway leading through to:

### Dressing Area

With a range of fitted wardrobes providing hanging space and shelving, a radiator, door leading into:



### En Suite Bathroom

With panel enclosed bath with chrome mixer tap, low level flush WC inbuilt to vanity unit with wash hand basin and matching chrome mixer, walk in corner shower enclosure with folding screen and mains shower, part tiled walls with mirrored insert, extractor fan, skimmed ceiling and spotlights.

### Bedroom Two

Double glazed, full length, tilt and turn doors opening out onto the front balcony, TV point, telephone point, radiator, space for wardrobes, coved and skimmed ceiling.

### Family Shower Room

Low-level flush WC, wash hand basin inset to vanity unit below with chrome mixer tap, shaver point to the side and mirrored vanity unit above, walk-in shower enclosure with folding screen and mirror, electric shower, wall mounted heated towel rail, extractor fan, skimmed ceiling with spotlights.

### Private Terrace

Private terrace, attractively iron-fence enclosed with a composite decking area, ample space for table and chairs, ideal space for entertaining, decorative outside wall lights,

the space enjoys stunning views across the promenade and out to sea.

The driveway is accessed by iron gates to the front of the building via entry fob with the driveway leading down to the garage compound.

### Garage

Garage No. 60 with an up and over door.

### Communal Swimming Pool

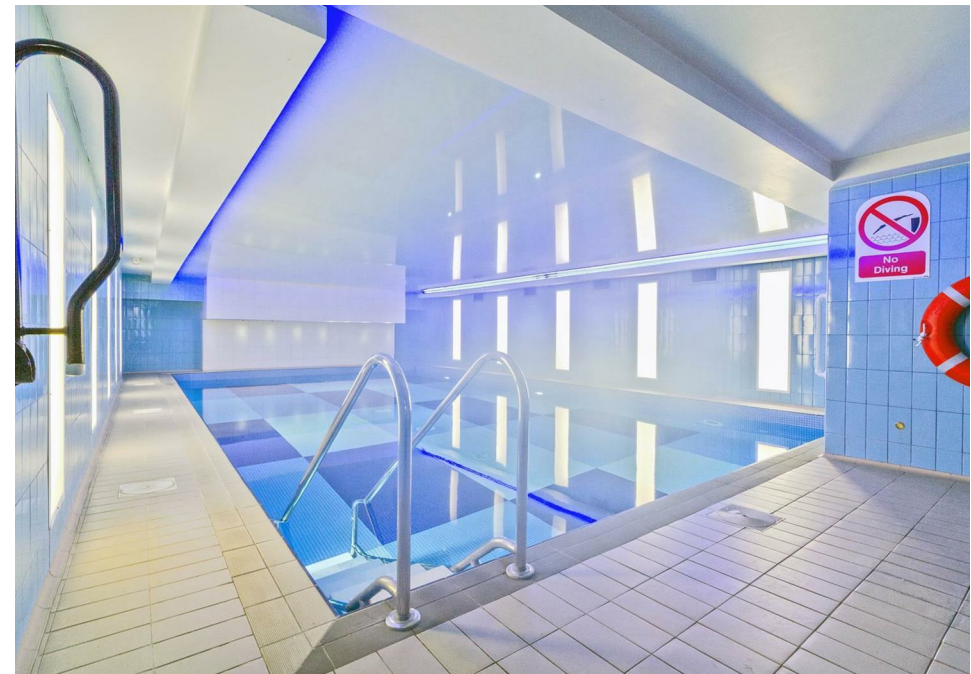
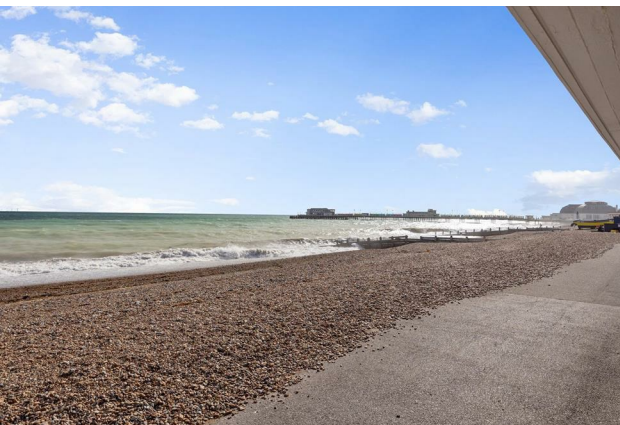
A beautiful addition is the heated communal inside pool complete with shower and changing facilities.

### Tenure

Lease - 78 years remaining  
Annual Service Charge - £6,610, which includes a contribution towards the reserve fund  
Annual Ground Rent - £303







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## Floor Plan Steyne Gardens

### Steyne Gardens



Ground Floor  
Approximate Floor Area  
1035.81 sq ft  
(96.23 sq m)

Approximate Gross Internal Area = 96.23 sq m / 1035.81 sq ft  
Illustration for identification purposes only, measurements are approximate, not to scale.



Energy Efficiency Rating			Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>			(82 plus) <b>A</b>		
(81-91) <b>B</b>			(61-81) <b>B</b>		
(69-80) <b>C</b>			(50-60) <b>C</b>		
(55-68) <b>D</b>			(39-49) <b>D</b>		
(39-54) <b>E</b>			(21-38) <b>E</b>		
(21-38) <b>F</b>			(1-20) <b>F</b>		
(1-20) <b>G</b>					
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales	EU Directive 2002/91/EC		England & Wales	EU Directive 2002/91/EC	

The information provided about this property does not constitute or form any part of an offer or contract, nor may it be regarded as representations. All interested parties must verify accuracy and your solicitor must verify tenure/lease information, fixtures and fittings and, where the property has been extended/converted, planning/building regulation consents. All dimensions are approximate and quoted for guidance only as are floor plans which are not to scale and their accuracy cannot be confirmed. References to appliances and/or services does not imply that they are necessarily in working order or fit for the purpose.

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