



Warnes, Steyne Gardens, Worthing, BN11 3DW
£450,000



- Prestigious Seafront Apartment Within The Iconic Warnes Development
- Two Generous Double Bedrooms With Fitted Furniture And Juliet Balconies
- Principal Suite With Walk-in Wardrobe And En Suite Bathroom
- Elegant Kitchen/Dining Room With Integrated AEG Appliances
- Stunning Full-Width Balcony Enjoying Attractive Sea Views
- Beautifully Presented Throughout With Recently Updated Interiors
- Secure Garage, Permit Parking And Lift Access
- Exclusive Residents' Heated Indoor Swimming Pool And Leisure Facilities
- Exceptional Town Centre Position Moments From The Beach And Steyne Gardens
- A Rare Opportunity To Enjoy Luxury Coastal Living In The Heart Of Worthing

Jacobs Steel are delighted to present this beautifully appointed second-floor apartment, situated within the iconic Warnes development, one of Worthing's most prestigious and sought-after seafront addresses. Perfectly positioned just yards from the beach, the property also enjoys immediate access to Worthing town centre, offering an excellent selection of shops, restaurants, cafés, parks, bus routes and the mainline railway station. This exceptional apartment offers generous and well-balanced accommodation throughout, comprising two double bedrooms, two bathrooms, a spacious living room, and an impressive kitchen/breakfast/dining room. Further benefits include a superb full-width balcony with sea views, secure garaging, permit parking for one vehicle within the courtyard, and exclusive access to the residents' heated indoor swimming pool and leisure facilities.





Internal Accessed via a well-maintained communal entrance with both lift and stair access, the apartment immediately impresses upon entering the spacious entrance hallway, which benefits from extensive built-in storage, including separate coat and airing cupboards, alongside a video entry phone system. The principal living accommodation has been thoughtfully arranged to maximise both space and natural light. The generous lounge is an elegant reception room featuring decorative coving, wall lighting and double glazed French doors opening onto the full-width balcony, creating a seamless connection with the seafront setting and providing delightful sea views. Double doors lead through to the impressive kitchen/breakfast/dining room, creating a versatile entertaining space ideal for both everyday living and hosting guests. Recently refitted to a high standard, the kitchen features an attractive grey shaker-style design complemented by Carrera-effect marble worktops and a range of integrated AEG appliances, including an oven, four-ring hob, extractor fan, dishwasher, washing machine and fridge freezer. Two sets of French doors flood the room with natural light and provide direct access to the balcony, where attractive sea views can be enjoyed, further enhancing the sense of space and connection to the apartment's exceptional coastal setting. Both bedrooms are excellent-sized doubles and benefit from fitted furniture and their own Juliet balconies. The principal bedroom suite is particularly impressive, offering a dedicated dressing area in the walk-in wardrobe and a well-appointed en suite bathroom complete with both bath and separate shower facilities. Bedroom two also enjoys fitted wardrobes and is serviced by a contemporary family shower room. The property further benefits from gas central heating, recently fitted carpets and excellent levels of built-in storage throughout, making it perfectly suited for both permanent residence and lock-up-and-leave living.

External One of the apartment's standout features is undoubtedly the superb full-width balcony, providing a wonderful outdoor seating area from which to enjoy the sea views and coastal surroundings. Residents of The Warnes also enjoy access to exclusive communal facilities, including a heated indoor swimming pool complete with shower and changing facilities, offering a luxurious addition rarely found in apartment living. Further practical benefits include a secure garage accessed via electrically operated gates, together with permit parking for one vehicle within the private courtyard, providing both convenience and peace of mind in this prime central location.



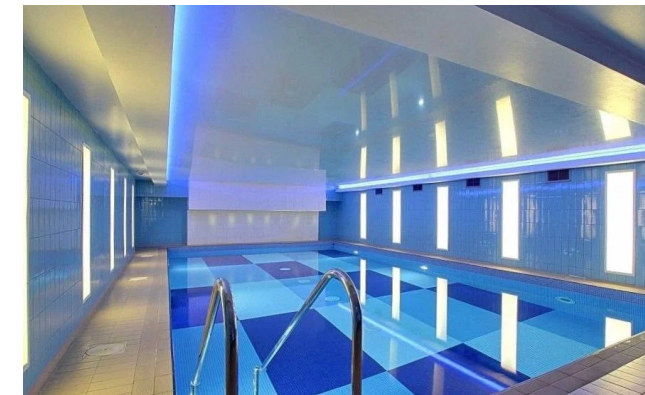
Location The Warnes occupies one of Worthing's most prestigious positions, situated directly on the seafront in the heart of the town centre and adjacent to the attractive Steyne Gardens. This enviable location offers the perfect balance of coastal living and everyday convenience, with an excellent selection of independent cafés, restaurants, pubs, shops, leisure facilities and supermarkets all within easy walking distance. Worthing's award-winning promenade and beach are quite literally on your doorstep, providing miles of scenic coastline to enjoy throughout the year. For commuters, Worthing mainline railway station is approximately 0.75 miles away, offering regular services to London, Brighton and along the south coast. Excellent local bus routes are also readily available nearby, providing easy access to neighbouring districts and surrounding areas. Combining a prime seafront setting with exceptional connectivity and a vibrant town centre atmosphere, The Warnes remains one of Worthing's most desirable residential developments.

Tenure Leasehold

Lease Length Approximately 78 Years Remaining

Maintenance Approximately £3,910.61 Per Annum

Ground Rent £473 Per Annum



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	83	85
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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 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, furnishing, gas fires, electrical goods/ fittings or other fixtures, unless expressly mentioned, are not necessarily included with the property.