



**Steyne Gardens**  
**Worthing, BN11 3DW**

Guide Price £450,000

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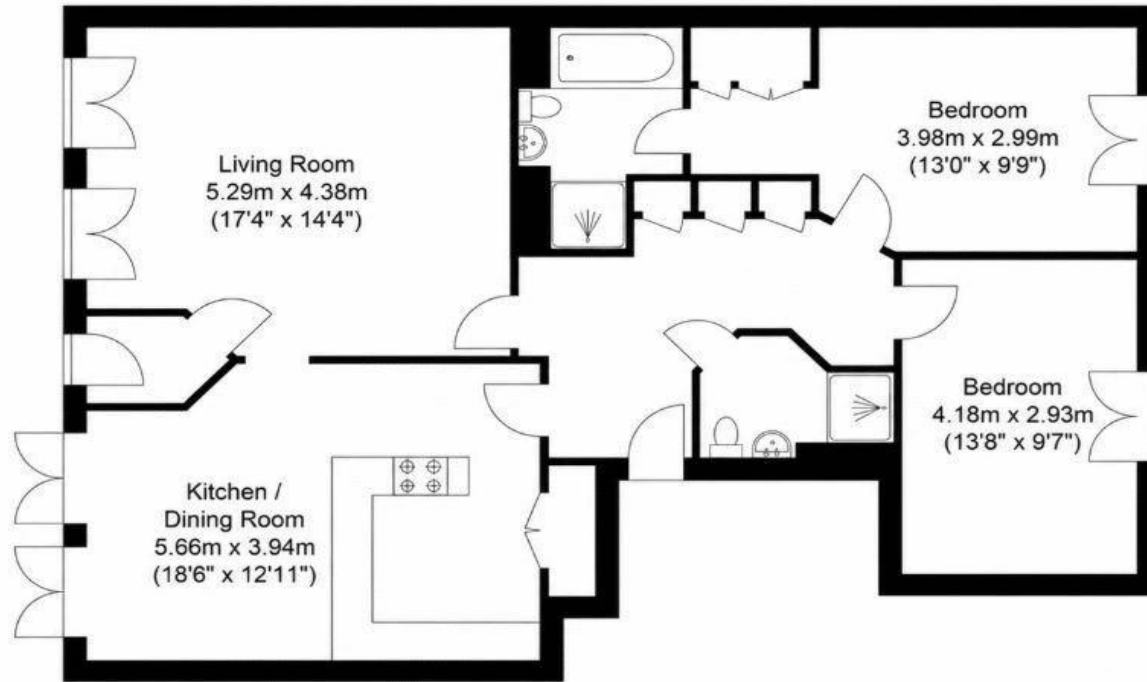


## MAIN FEATURES:

- Well Presented Spacious Upper Ground Floor Apartment Benefitting from a Private Entrance
- Fitted Kitchen/Diner
- Good Size Lounge
- Master Bedroom with Dressing Area & En-suite
- Further Second Double Bedroom & Family Bathroom/WC
- Private Terrace
- No Ongoing Chain

Situated within the highly sought-after Warnes Development, this well-presented and exceptionally spacious upper ground floor apartment enjoys the rare benefit of its own private entrance and is offered to the market with no ongoing chain. The accommodation comprises a generous lounge, a stylish fitted kitchen/diner ideal for modern living and entertaining, a superb principal bedroom featuring a dressing area and en-suite shower room, a further double bedroom, and a family bathroom/WC. Outside, the property benefits from a private terrace, providing the perfect space to relax and unwind. Further features include a garage, access to exclusive use of the residents' swimming pool and gym, offering a superb lifestyle opportunity.

The Warnes Development occupies a prime position in the heart of Worthing, just moments from the seafront, promenade, and town centre. Residents enjoy easy access to a wide range of shops, restaurants, cafés and leisure facilities, whilst excellent transport links, including Worthing railway station, provide convenient connections to Brighton, Gatwick and London. The nearby beach, parks and cultural attractions make this a highly desirable location for professionals, downsizers and those seeking a vibrant coastal lifestyle.



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

This plan is for illustration purpose only and may not be representative of the property.

We have prepared these property particulars as a general, broad guide of the property. They are not intended to constitute part of an offer or contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floorplans and distances referred to are given as a guide only and should not be relied upon. Lease details, service charges and ground rent (where applicable) and council tax etc are given as a guide only and should be checked and confirmed by your solicitor prior to exchange of contracts.

Score	Energy rating	Current	Potential
92+	A		
81-91	B	83 B	83 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Viewings: By appointment.

For further information contact us:

T: 01903 331031 / 0800 033 7 943

E: [info@getanoffer.co.uk](mailto:info@getanoffer.co.uk)

We're Open:

8am – 8pm 7 days a week

[www.getanoffer.co.uk](http://www.getanoffer.co.uk)

01903 331031

38a Goring Road, Worthing, West Sussex, BN12 4AD

[info@getanoffer.co.uk](mailto:info@getanoffer.co.uk)

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