

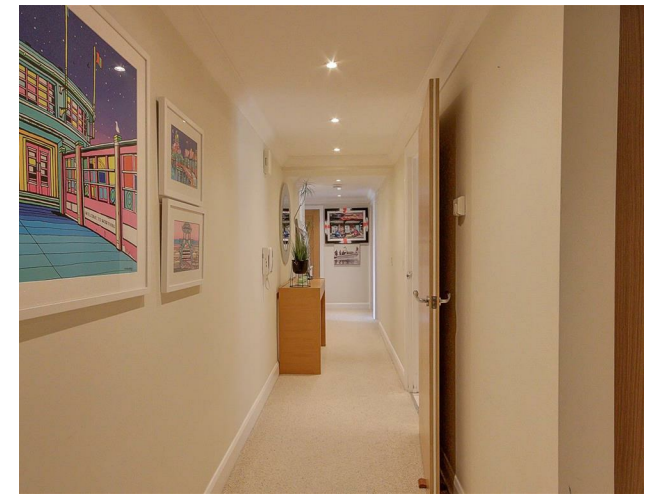


Apartment 33 Warnes, Steyne Gardens, Worthing, BN11 3DW

Price £575,000

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An immaculately presented third floor apartment in sought after Warnes development with a balcony overlooking Steyne Gardens offering picturesque views of Worthing seafront. Built by local home builder Roffey in 2006 with the accommodation briefly comprising, communal entrance with lift to the third floor, entrance hall, lounge opening to WEST FACING BALCONY, main bedroom with ensuite, further double bedroom, kitchen/breakfast room and shower room/Wc. The development also features an internal residents courtyard and indoor SWIMMING POOL with small gym facility for residents. Externally the property benefits from a PRIVATE GARAGE and secure parking.

- Prestigious Seafront Development
- Third Floor Apartment
- Two Double Bedrooms
- West Facing Balcony
- Kitchen/Breakfast Room
- Ensuite & Separate Bathroom
- Residents Heated Swimming Pool
- Secure Garage









### Entrance Hall

Two radiators and covers. Shelved airing cupboard housing boiler. Single built in storage cupboard. Further double storage cupboard. Levelled ceiling. Inset spotlights. Smoke detector. Phone entry system.

### Lounge

6.02 x 4.21 (19'9" x 13'9")

Radiator. Double glazed windows. Wall mounted light fittings. Double glazed doors opening to:

### Balcony

Glass fronted. Wooden decking. Picturesque views across Steyne Gardens & Worthing Pier.

### Bedroom One

4.14 x 4.07 (13'6" x 13'4")

Two double fitted wardrobes, further single fitted wardrobe. Radiator. Double glazed french doors opening to Juliet balcony. Door opening to:

### Ensuite

Modern suite comprising tiled bath with mixer taps over, step in shower with glass screen and wall mounted controls & hand held shower head, vanity unit incorporating wash hand basin with mixer tap over and storage cupboard below,



concealed cistern push button WC, ladder style towel radiator, wall mounted mirror. Tiled walls & flooring. Levelled ceilings. Inset spotlights.

### Bedroom Two

4.14 x 2.67 (13'6" x 8'9")

Double fitted wardrobe. Radiator. Double glazed french doors opening to Juliet balcony.

### Kitchen/Breakfast Room

4.14 x 2.45 (13'6" x 8'0")

Range of matching wall and base cupboards with under lighting. Work surface incorporating one and half sink and drainer unit with mixer tap. Built in 'AEG' four ring ceramic hob with brushed chrome splash back and extractor above. Built in eye level oven and grill. Integrated 'Miele' dishwasher, 'Neff' washing machine, and fridge/freezer. Further floor to ceiling cupboards with electric points. Levelled ceiling. Inset spotlights. Double glazed French doors opening to Juliet balcony. Tiled flooring.

### Shower Room/WC

Step in tiled shower with sliding glass screen and electric wall mounted controls, countertop incorporating wash hand basin with mixer tap above and storage cupboards below,



concealed cistern push button WC, ladder style towel radiator, wall mounted mirror. Levelled ceiling. Inset spotlights. Extractor fan. Lino flooring.

### Outside & Communal Facilities

#### Garage

Secure parking access by electronic double gates, leading through to car parking area with private individual garage. Electric up and over door and power.

#### Communal Swimming Pool

Indoor heated swimming pool. Small changing area with shower facility and WC. Small gym area.

#### Required Information

Length of lease: Approximately 168 years remaining

Service charge: £2159.93 Bi Annually

Reserve fund: £1350 Bi Annually

Annual ground rent: £0 ( we are advised verbally by the owner)

Council tax band: E

Draft version: 1

Note: These details have been provided by the vendor. Any potential purchaser should instruct their conveyancer to confirm the accuracy.







### THIRD FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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| Energy Efficiency Rating                    |                         |           |
|---------------------------------------------|-------------------------|-----------|
|                                             | Current                 | Potential |
| Very energy efficient - lower running costs |                         |           |
| (92 plus) <b>A</b>                          |                         |           |
| (81-91) <b>B</b>                            |                         |           |
| (69-80) <b>C</b>                            | 79                      | 82        |
| (55-68) <b>D</b>                            |                         |           |
| (39-54) <b>E</b>                            |                         |           |
| (21-38) <b>F</b>                            |                         |           |
| (1-20) <b>G</b>                             |                         |           |
| Not energy efficient - higher running costs |                         |           |
| <b>England &amp; Wales</b>                  | EU Directive 2002/91/EC |           |

These particulars are believed to be correct, but their accuracy is not guaranteed. They do not form part of any contract. The services at this property, ie gas, electricity, plumbing, heating, sanitary and drainage and any other appliances included within these details have not been tested and therefore we are unable to



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