Robert Luff & Co

Steyne Gardens, Worthing

Leasehold - Asking Price £450,000

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TBC

We are delighted to offer this beautifully presented fourth floor apartment within the prestigious Warnes development on Worthing seafront, enjoying stunning westerly views across Steyne Gardens, the promenade and out to the English Channel. The property offers spacious and light-filled accommodation, including two double bedrooms, a generous lounge/dining room with access to a westerly-facing balcony, modern kitchen/breakfast room, secure garage parking and use of the residents' communal swimming pool. Offered to the market chain free, this is an exceptional coastal apartment in one of Worthing's most iconic seafront buildings.

Key Features

- Spacious fourth floor apartment
- Two double bedrooms, principal with en-suite
- Modern kitchen/breakfast room with integrated appliances
- Generous lounge/dining room
- Westerly-facing balcony with composite decking
- Stunning views across Steyne Gardens, Worthing seafront & the English Channel
- Secure garage parking
- Communal swimming pool included within maintenance charges
- Chain free
- EPC Rating TBC | Council Tax Band E

Property Description

This is a beautifully presented fourth floor apartment, situated in the heart of one of Worthing's most sought-after and prestigious apartment buildings, Warnes, overlooking Steyne Gardens and the Worthing seafront promenade, pier and out across the English Channel.

The property offers well-proportioned and light-filled accommodation throughout, including a modern fitted kitchen/breakfast room with integrated appliances. There are two generous double bedrooms, with the principal bedroom benefiting from a large en-suite shower room, in addition to a further contemporary shower room.

The spacious westerly aspect lounge/dining room enjoys an abundance of natural light and opens directly onto a large westerly-facing balcony with composite decking — ideal for enjoying afternoon and evening sun while taking in the coastal outlook.

Further benefits include secure garage parking, a telephone/video entry system, and access to the communal swimming pool, which is included within the maintenance charges.

The property is being sold chain free, making it an ideal main residence, coastal retreat, or investment opportunity in one of Worthing's most iconic seafront developments.

Tenure

Leasehold with 169 years remaining.
Service Charge (for 2025): £4,723.50 per annum (paid bi-annually)
Reserve Fund (for 2025): £2,700 per annum (paid bi-annually)

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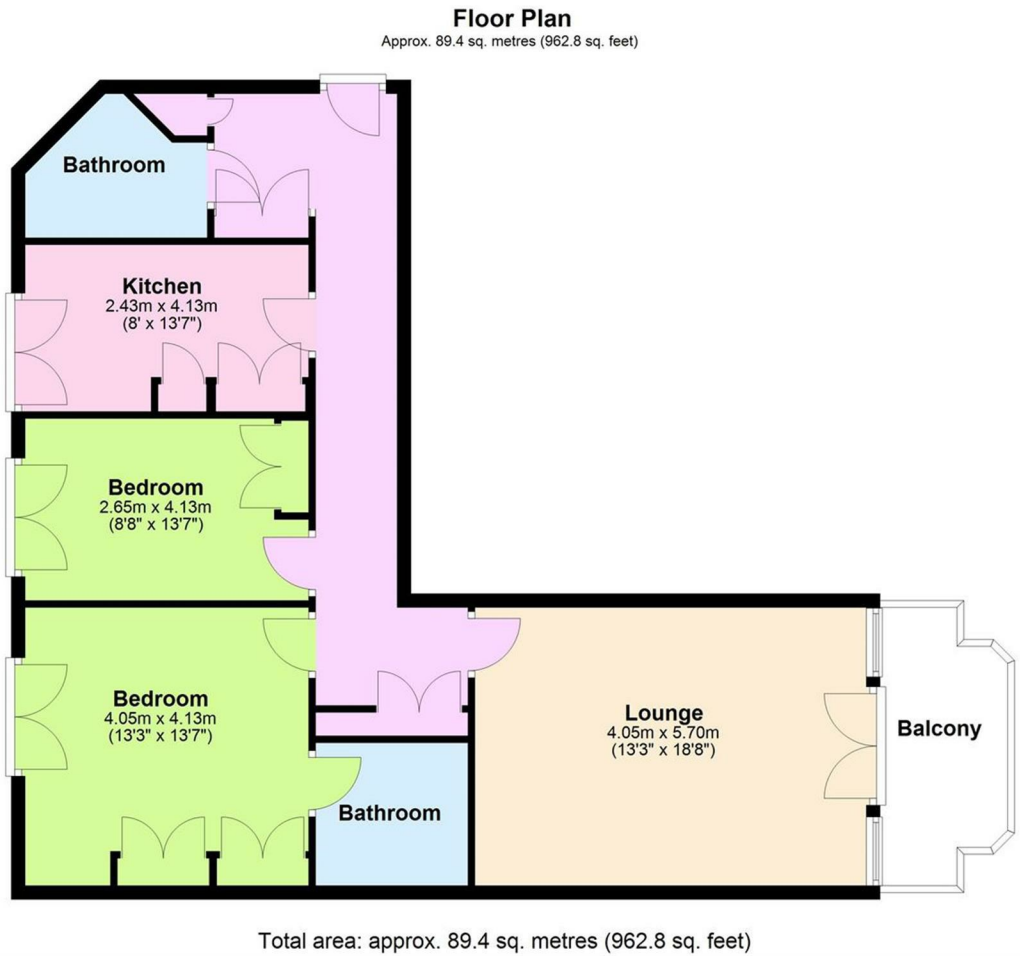
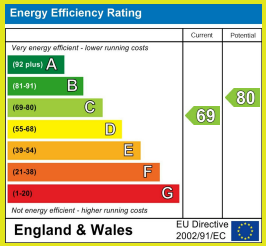
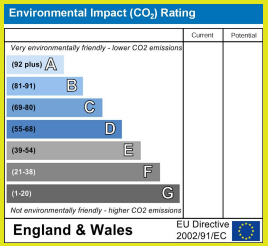
Floor Plan Steyne Gardens







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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