

Robert  
Luff & Co

Steyne Gardens, Worthing

Leasehold - Asking Price £465,000



2



2



2



B



## Description

We are delighted to present this beautifully appointed second 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 and Juliet balconys to both bedrooms, together with a further family shower room. Additional benefits include secure garaging and permit parking for one space in the courtyard, a feature full length balcony with sea views, and access to the exclusive residents' swimming pool.



## Key Features

- Well Presented Seafront Apartment
- En Suite Bathroom
- Full Width Balcony with Sea Views
- Access to Communal Heated Swimming Pool
- Council Tax D
- Two Double Bedrooms with Fitted Furniture and Juliet Balconys
- Gas Central Heating
- Recently Fitted New Carpets and Kitchen
- EPC TBC
- Garage



robertluff.co.uk

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

Robert  
Luff & Co



### Communal Entrance

Stairs and lift access to second floor, and front door to:

### Spacious Hallway

Video entry phone system, radiator, coving, wall mounted boiler controls, cupboard housing boiler, further airing cupboard with shelving, coat cupboard with hanging rails and shelving, and door leading to:

### Lounge

**5.33 x 4.43 (17'5" x 14'6")**

Two radiators, decorative coving, wall light points, TV, phone points, double glazed french

doors with fitted blinds to rail enclosed balcony with sea views, double opening through doors to:

### Kitchen/Diner

**5.57 x 4.05 (18'3" x 13'3")**

Dining area with space for dining table, coving, two radiators, two double glazed double opening French doors leading to balcony.

Kitchen with recently refitted grey shaker style kitchen with Carrera effect marble worktops incorporating one and a half sink bowl and mixer tap, fitted AEG



oven, integrated fridge freezer, AEG four ring hob and extractor fan over, integrated AEG dishwasher integrated washing machine, tiled floors, and downlighters.

### Bedroom One

**3.01 x 3.87 (9'10" x 12'8")**

Double glazed double opening French doors with blinds to Juliet balcony, range of fitted bedroom furniture including two wardrobes, over-bed storage and side tables, radiator, and coving. Throughway to:

### Dressing Area

Radiator, further wardrobes with hanging rails and shelving, and door leading to:

### En Suite Bathroom

Tiled enclosed bath with mixer tap, concealed cistern lower level WC, basin set in vanity unit with mixer tap, shower cubicle with fitted shower and folding door, heated towel rail, shaver point and mirror.

### Bedroom Two

**4.32 x 3.05 (14'2" x 10'0")**

Double glazed double opening French doors leading to Juliet balcony with fitted blinds, fitted wardrobes with hanging rails and shelving with

matching drawers, and radiator.

### Shower Room

Shower cubicle with folding door, basin set in vanity unit with mixer tap, low level WC, tiled floors, vanity unit with mirror, heated towel rail, shaving point and down lighters.

### Garage

Accessed with entry fob via iron gates to the front of the building with the driveway leading down to the garage compound.

### Communal Swimming Pool

Use of communal heated inside pool complete with shower and changing facilities.

### Tenure

Leasehold with 78 years remaining.

Service Charge: £3,910.61 split every 6 months

Ground Rent: £473 annually





[robertluff.co.uk](http://robertluff.co.uk)

30 Guildbourne Centre, Worthing, West Sussex, BN11 1LZ | 01903 331247 | [info@robertluff.co.uk](mailto:info@robertluff.co.uk)

Robert  
Luff & Co

