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## 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 balcony's 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



**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



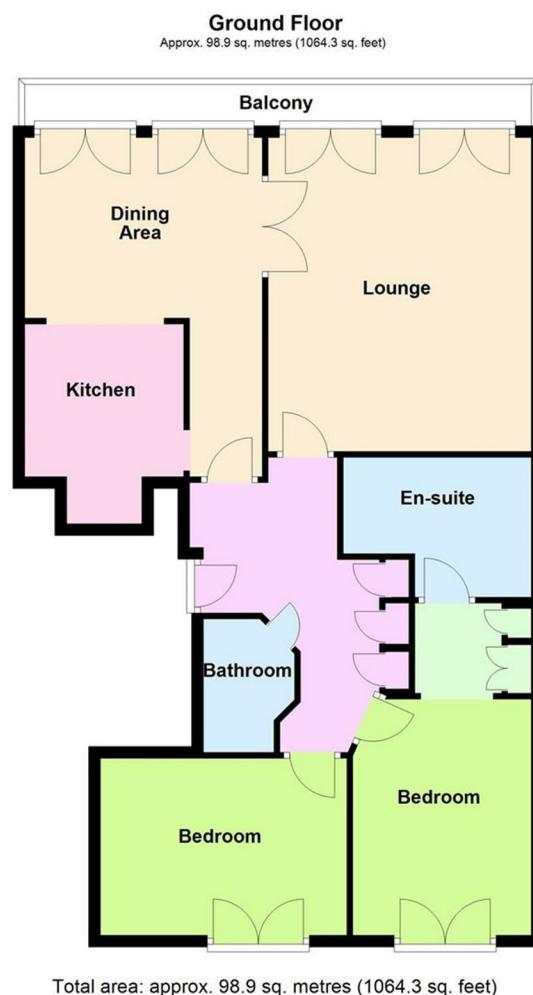


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## Floor Plan Steyne Gardens



Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
		Current	Potential
Very energy efficient - lower running costs (92 plus)	A	83	85
(81-91)	B		
(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	EU Directive 2002/91/EC

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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