Robert Luff & Co

Steyne Gardens, Worthing

Leasehold - Offers In Excess Of £575,000

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We are delighted to offer this exceptional third-floor apartment set within the iconic Warnes development, one of Worthing's most prestigious seafront addresses. Boasting stunning direct sea views and outlooks over Steyne Gardens, this beautifully presented and thoughtfully updated home offers spacious, light-filled accommodation, secure garaging, and access to exclusive resident facilities including a swimming pool, all just moments from the beach and town centre amenities.

Key Features

- Prestigious seafront Warnes development
- Third-floor apartment with lift access
- West-facing balcony with direct sea views
- Views over Steyne Gardens
- Spacious open-plan living and dining area
- Modern kitchen with integrated Neff appliances
- Two double bedrooms with fitted furniture
- En suite and additional shower room
- Secure garaging and residents' swimming pool
- Council Tax Band F | EPC Rating C

Accessed via a well-maintained communal entrance with both phone and video entry systems, the building benefits from stairs and lift service to all floors. The apartment itself welcomes you into a generous entrance hall, complete with ample storage including a built-in cupboard and airing cupboard, along with a videophone system for added convenience.

The impressive living room is a standout feature, offering two radiators, an electric fireplace, and recently installed double glazed French doors (with planning permission) opening onto a west-facing balcony. From here, you can enjoy breathtaking direct sea views alongside a pleasant outlook over Steyne Gardens, perfect for relaxing or entertaining. The property has also benefited from new carpeting throughout, enhancing its fresh and modern feel.

The modern kitchen is a replacement of the original specification, fitted with a comprehensive range of white gloss wall and base units, complemented by integrated Neff appliances including a double oven, hob with extractor, dishwasher, and washing machine. A 1.5 bowl sink with drainer and stylish splashback complete the space. The kitchen flows seamlessly into a dining area, which enjoys further sea views and garden outlooks, creating an ideal open-plan living environment.

Both bedrooms are generously proportioned and thoughtfully designed, featuring fitted wardrobes, over-bed storage, dressing tables, and drawers. Each room benefits from double glazed windows with sea views and views over Steyne Gardens, along with radiators, TV points, and additional connectivity.

The principal bedroom is served by a well-appointed en-suite shower room with a modern walk-in shower installed in recent years, vanity unit, WC, tiled walls and flooring, and heated towel rail. A further shower room is equally well-fitted, featuring a shower cubicle with electric shower, vanity unit, WC, and modern finishes.

Further benefits include a recently installed electric boiler, offering improved efficiency and reliability.

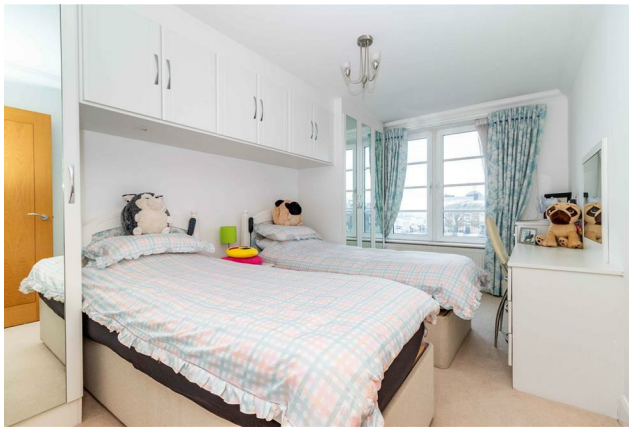
Externally, the property benefits from secure garaging and access to an exclusive residents' swimming pool. Ideally located just yards from the seafront, the apartment is also within easy reach of Worthing's town centre, offering a wide range of shops, restaurants, parks, transport links, and a mainline railway station.

Tenure
Leasehold - 117 years remaining.
Charges for 2025:
Ground Rent £100 (bi-annually)
Service Charge: £2159.00 (bi-annually)
Reserve Fund: £1350 (bi-annually)











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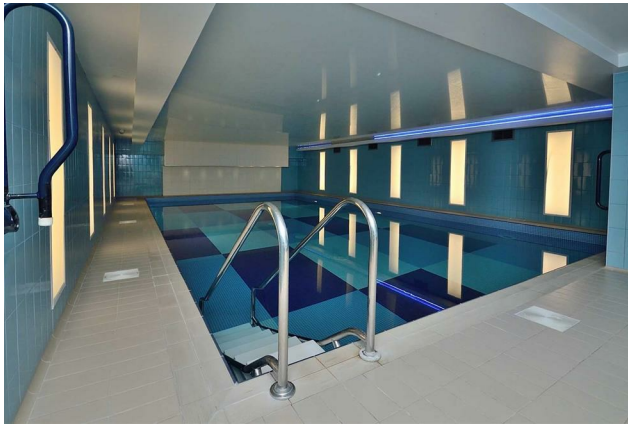
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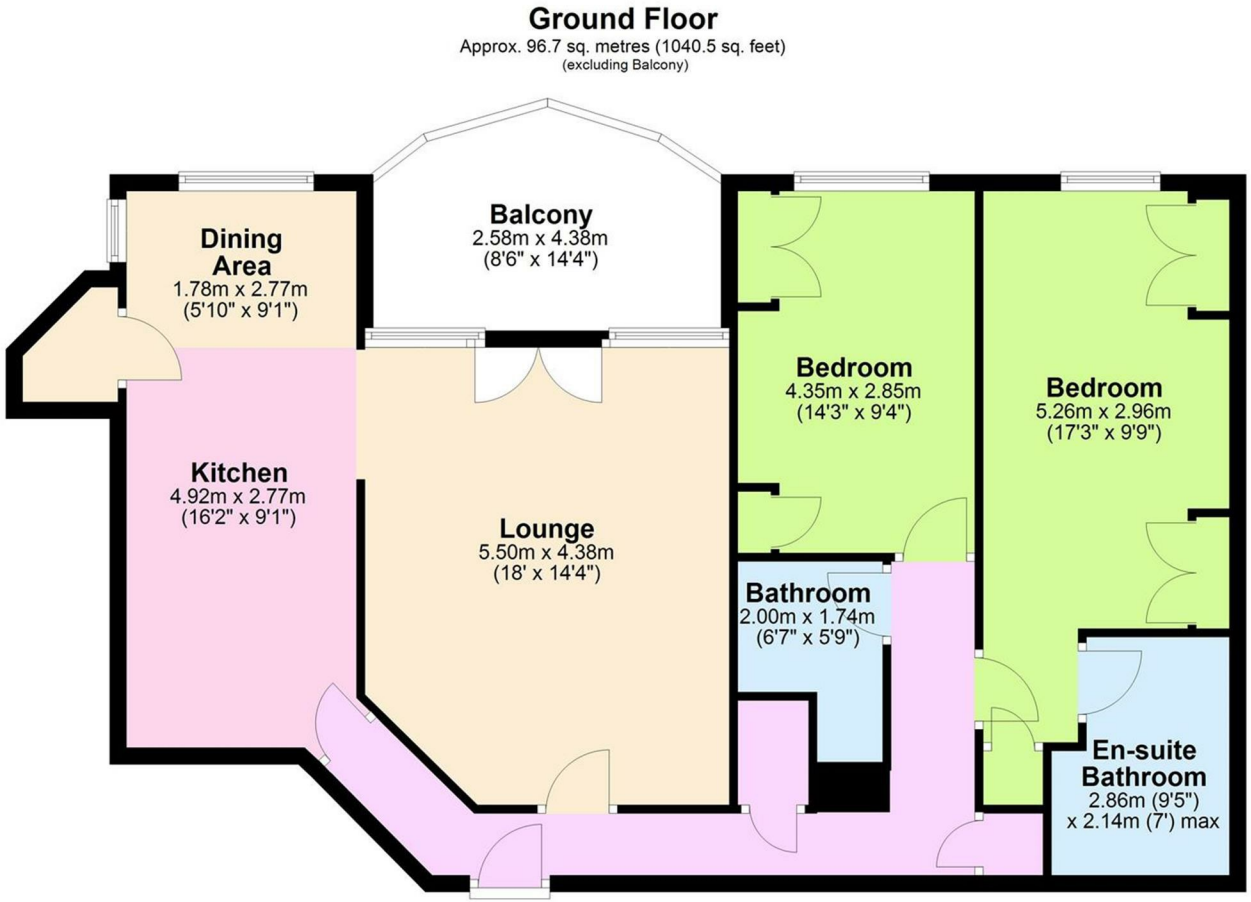


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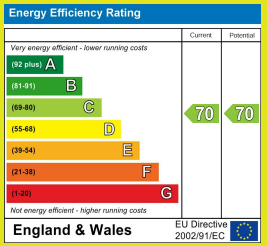
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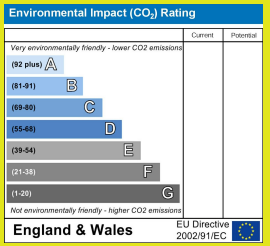
Floor Plan Steyne Gardens



Total area: approx. 96.7 sq. metres (1040.5 sq. feet)







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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