



- Stunning two-bedroom fourth floor apartment
- Two double bedroom one with an ensuite
- Spacious Kitchen/diner
- Large balcony and West facing Sun Terrace
- Chain Free

## Steyne Gardens, Worthing, BN11 3DW

Asking Price Of £700,000

This unique and stunning two bedroom apartment is located in one of Worthing's most iconic buildings this luxury fourth-floor property is offered chain free. The apartment is perfectly positioned to take advantage of the wonderful sea and pier views from a more sheltered position on the southwest of the building.



## Property Description

Located in one of Worthing's most iconic buildings this luxury fourth-floor property is offered chain free. The apartment is perfectly positioned to take advantage of the wonderful sea and pier views from a more sheltered position on the southwest of the building.

The property is accessed via the impressive main entrance of the building. A lift and stairs take you to the fourth floor and a private front door leads you through to a spacious and welcoming hallway with storage cupboards including one with a fitted radiator and a gas boiler. The west-facing reception with its central fireplace has glorious views through the glazed doors which lead to the private terrace. An open arch leads through to the dining area with an open-plan kitchen which includes integrated appliances and a walk-in larder. There are two storage cupboards and a shower room with w.c, basin and a good range of built-in units.

Again the area has west-facing views toward Worthing Pier along with a port hole window with a direct sea outlook. Both bedrooms are large doubles with fitted furniture to include wardrobes with drawers and hanging space and the principle has a luxury ensuite with a walk-in shower, bath, vanity basin and WC. The family bathroom is equally as well-appointed with a matching suite.

Externally this apartment has one of the best views we have seen and the private terrace is the best vantage point. There is plenty of space for al-fresco dining or a pair of sun loungers in which to sit and catch the afternoon sun.

The Warnes development was completed in 2006 by Roffey Homes on the site of the old Warnes Hotel on Steyne Gardens and offers secure underground parking within a private garage, lift access, a heated indoor swimming pool for residents' use and a perfect location for exploring Worthing's seafront and local shopping and leisure facilities. The town centre is literally across the pretty gardens on The Steyne where you will find a plethora of eateries, cafes, independent retailers, two cinemas and a theatre. Local bus routes provide access to Brighton and Hove and the mainline station with direct links to London.



# Accommodation

## FOURTH FLOOR

ENTRANCE HALL

KITCHEN  
22' 1" x 9' 11" (6.73m x 3.02m)

SITTING ROOM  
18' 6" x 14' 0" (5.64m x 4.27m)

FAMILY BATHROOM

BEDROOM 2  
14' 2" x 9' 4" (4.32m x 2.84m)

BEDROOM 1  
21' 0" x 9' 9" (6.4m x 2.97m)

ENSUITE BATHROOM

## OUTSIDE

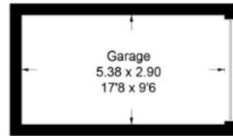
BALCONY

GARAGE

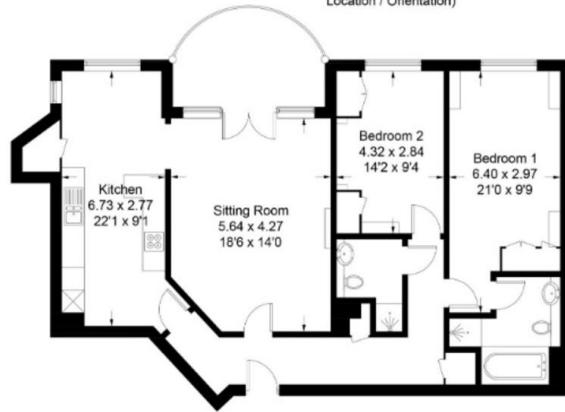


**The Warnes, The Steyne, BN11 3DW**

Approximate Gross Internal Area = 100.8 sq m / 1085 sq ft  
 Garage = 15.7 sq m / 167 sq ft  
 Total = 116.5 sq m / 1252 sq ft

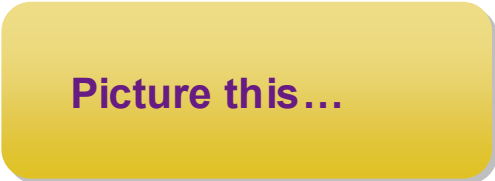


(Not Shown In Actual Location / Orientation)



**Fourth Floor**

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 Whilst every attempt has been made to ensure the accuracy of the floorplan, measurements of doors, windows and rooms are approximate. These plans are for representation purposes only as defined by RICS Code of Measuring Practice and used as such by any prospective purchaser. Created by Emzo Marketing 2023.



| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+   | A             |         |           |
| 81-91 | B             | 82 B    | 83 B      |
| 69-80 | C             |         |           |
| 55-68 | D             |         |           |
| 39-54 | E             |         |           |
| 21-38 | F             |         |           |

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements

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