



Warnes, Steyne Gardens

Worthing, BN11 3DW

Guide price £675,000

Accessed via the impressive communal entrance, residents can take the lift or stairs to the fourth floor, where a private front door opens into a generous entrance hall. The hallway provides excellent built-in storage, including a cupboard housing the gas boiler and a radiator.

The spacious west-facing living room is beautifully presented and centred around an attractive fireplace, with full-height glazed doors opening onto the private terrace, allowing the spectacular coastal views to take centre stage. An open archway leads seamlessly into the dining area and contemporary kitchen, creating an ideal space for both everyday living and entertaining. The kitchen is well-appointed with integrated appliances, a walk-in larder and ample storage, while a separate shower room with WC and fitted cabinetry adds further practicality.

The dining area also enjoys delightful west-facing views towards Worthing Pier, complemented by a charming porthole window framing a direct outlook across the sea.

Both bedrooms are generously proportioned doubles, each featuring an excellent range of fitted wardrobes with hanging space and drawers. The principal bedroom benefits from a luxurious en-suite bathroom, complete with a walk-in shower, bath, vanity unit and WC, while the main bathroom is finished to an equally high standard with a contemporary suite.

One of the apartment's standout features is the private west-facing terrace, offering arguably some of the finest views along the coastline. With ample space for outdoor dining, relaxing or entertaining, it is the perfect place to enjoy the afternoon and evening sun while taking in the ever-changing seascape.

Completed by Roffey Homes in 2006 on the historic site of the former Warnes Hotel, The Warnes remains one of Worthing's most sought-after seafront developments. Residents benefit from secure underground parking with a private garage, lift access, and exclusive use of the heated indoor swimming pool.

Ideally located on Steyne Gardens, the development is just moments from Worthing's vibrant town centre, where an excellent selection of restaurants, cafés, independent shops, cinemas and the Connaught Theatre can be found. The picturesque seafront and promenade are directly on your doorstep, while excellent bus services and Worthing's mainline railway station provide convenient links along the coast and direct services to London.

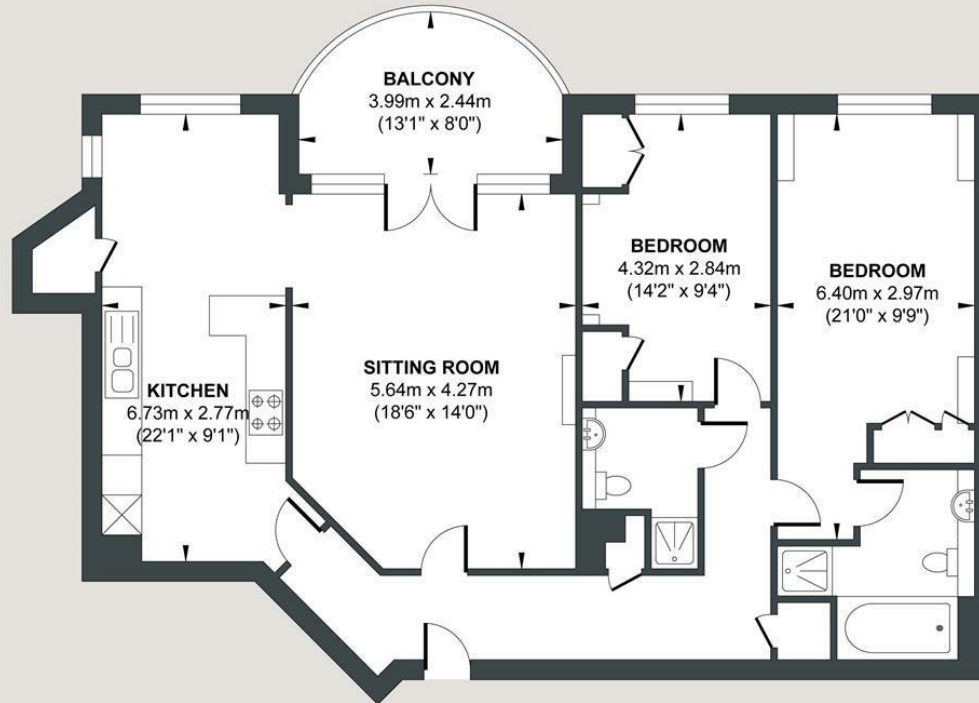
- Spacious and welcoming entrance hall
- Elegant reception room
- Spacious second double bedroom
- Secure underground parking area
- Swimming pool in complex
- Open-Plan Kitchen/Dining Room – 22'1" x 9'11" (6.73m x 3.02m)
- Generous principal bedroom and en-suite bathroom
- A superb outdoor space with west-Facing balcony
- Chain free
- Lift access

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(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		



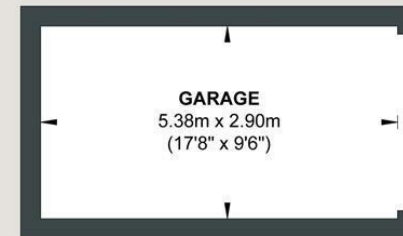
STEYNE GARDENS

Approx. Gross Internal Floor Area (Excluding Garage) = 98.92 sq m / 1064.76 sq ft
Illustration for identification purposes only, measurements are approximate, not to scale.



FOURTH FLOOR

Approximate Floor Area
1064.76 sq ft
(98.92 sq m)



GARAGE

Approximate Floor Area
167.91 sq ft
(15.60 sq m)



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