

# PRICE REDUCTION



McCarthy & Stone  
RESALES



15 Triton House Heene Road, Worthing, BN11 3SD  
Guide price £297,000

LEASEHOLD

For further details  
please call 0345 556 4104



# 15 Triton House Heene Road, Worthing, BN11 3SD

A one bedroom first floor retirement apartment with balcony.

## SUMMARY

Triton House was exclusively designed by McCarthy & Stone purpose built for retirement living and consists of one and two-bedroom retirement apartments for the over 60s. There is a dedicated House Manager on site during office hours to provide help and support if required and a 24-hour emergency call system provided via a personal pendant alarm and with call points in the hallway and bathroom plus added security with state of the art camera entry system. The development is located on Heene Road, a stones throw from Worthing sea front, with local amenities such as restaurants, cafes, boutique and High Street shops close by. Just a few hundred feet from the development is Marine Parade. Take in the sea air with a stroll along the pier, try your hand at fishing or sample one of the many treats available from the pier's Art Deco cafe. The town also has a host of art and cultural offerings including a variety of independent cinemas including The Dome Cinema, one of the oldest working cinemas in the UK.

This lovely apartment features a fully fitted kitchen, utility cupboard, one bedroom, shower room and lounge with a balcony and comes with its own allocated parking space. You will also have access to the neighbouring development facilities, Neptune House, including the bistro-restaurant and the hair and nail salon.

There's no need to worry about the burden of maintenance costs as the service charge covers the cost of all external maintenance, gardening and landscaping, external window cleaning, buildings insurance, water rates and security systems. All energy costs of the homeowners lounge and other communal areas are also covered in the service charge. For your peace of mind the development has camera door entry and 24-hour emergency call systems, should you require assistance. The Homeowners' lounge provides a great space to socialise with friends and family. If your guests have travelled from afar, they can extend their stay by booking into the development Guest Suite (fee applies - subject to availability). It is a condition of purchase that residents must meet the age requirement of 60 years or over.

## ENTRANCE HALL

Front door with spy hole leads to the entrance hall - the 24-hour Tunstall emergency response system is situated in the hall. From the hallway, utility cupboard with tiled flooring housing the hot water tank, Vent-Axia system and the NEFF washer/dryer. Illuminated light switches, smoke detector, apartment security door entry system with intercom. Doors lead to the bedroom, living room and shower room. Fitted carpet.

## LIVING ROOM WITH BALCONY

A beautiful and well-proportioned living room. The glazed patio door and window to side opens onto a private balcony enjoying an easterly aspect and views over the landscaped gardens. TV and telephone points, Sky/Sky+ connection point. Two ceiling lights. Fitted carpet, raised electric power sockets. Partially glazed door leads onto a separate kitchen.

## KITCHEN

Modern fitted kitchen with a range of low and eye level units and drawers with co-ordinated work surfaces. Electrically operated UPVC double glazed window. Stainless steel sink with mono lever tap and drainer. NEFF waist level oven, fitted NEFF microwave, ceramic hob, cooker hood, integral fridge freezer and under pelmet lighting.

## BEDROOM

A double bedroom with a walk-in wardrobe housing rails, shelving and drawers. Additional pair of Bespoke wardrobes, dressing table with drawers and bedside cabinet with drawers. Ceiling lights, TV and phone point, window overlooking the landscaped gardens with an easterly aspect. Fitted carpet.

## SHOWER ROOM

Tiled with slip resistant floor tiling, walk-in level access shower with grab rail. WC and Vanity unit with sink, heated towel rail, mirror and shaver socket.

## SERVICE CHARGE (BREAKDOWN)

Service Charge

- Cleaning of communal windows

- Water rates for communal areas and apartments
- Electricity, heating, lighting and power to communal areas
- 24-hour emergency call system
- Upkeep of gardens and grounds
- Repairs and maintenance to the interior and exterior communal areas
- Contingency fund including internal and external redecoration of communal areas
- Buildings insurance

The service charge does not cover external costs such as your Council Tax, electricity or TV, but does include the cost of your House Manager, your water rates, the 24-hour emergency call system, the heating and maintenance of all communal areas, exterior property maintenance and gardening. To find out more about service charges please contact your Property Consultant or House Manager.

## LEASEHOLD

999 Year Lease from 2019

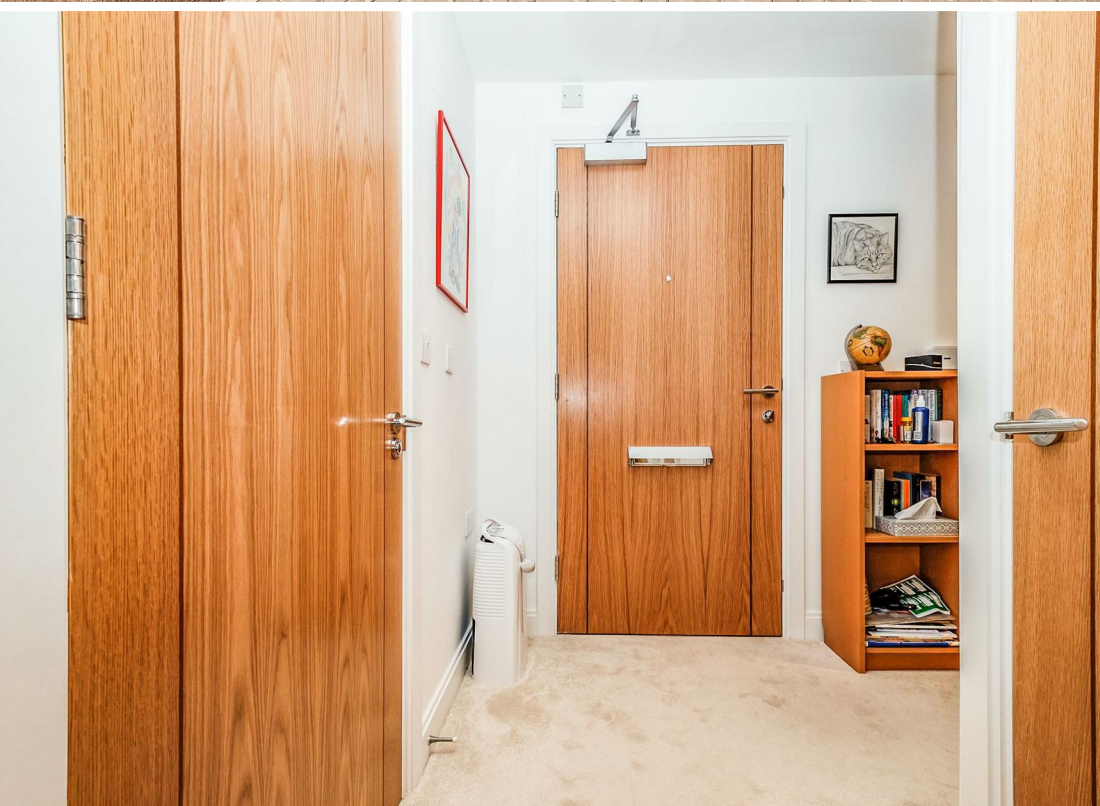
Ground rent £425

## CAR PARKING

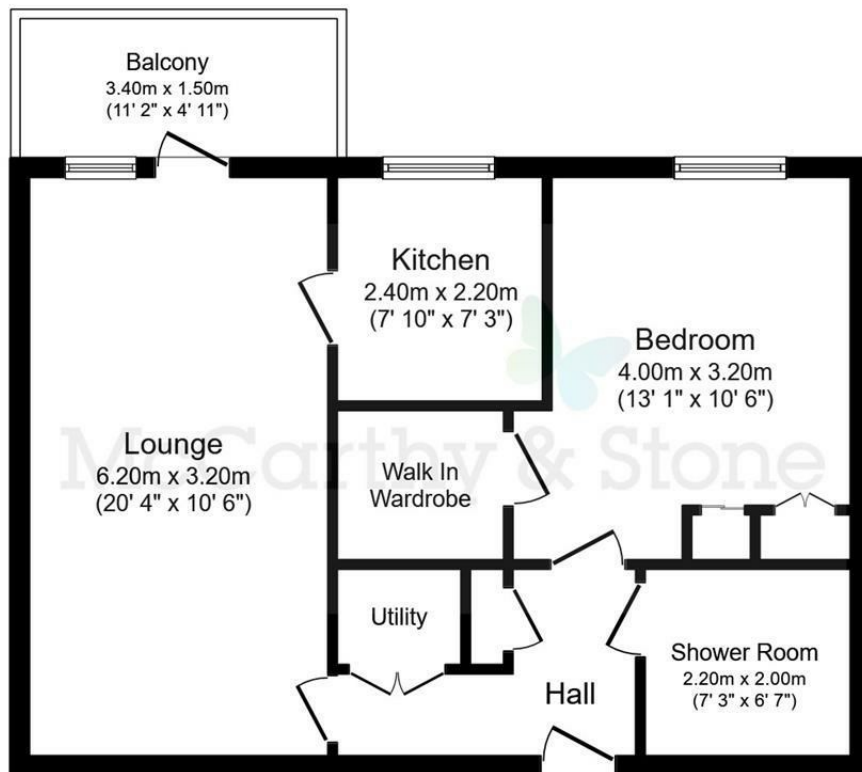
Space E











**Floor Plan**

This plan is for illustration purposes only and may not be representative of the property.  
Plan not to scale.

Powered by focalagent.com



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

There is an event fee which is applicable to the property upon sale, for further details please contact our Property Consultant.

**The Consumer Protection from Unfair Trading Regulations 2008 (CPR's)**

These details are produced for guidance purposes only and therefore complete accuracy cannot be guaranteed. If there is any particular point which is of importance to you, we recommend verification should be obtained. These details do not constitute a contract or part of a contract. All measurements are approximate. No apparatus, equipment, fixture or fitting has been tested. Items shown in the photographs are not necessarily included in the sale. Any interested Parties are advised to check availability and make an appointment to view before travelling to see a property to avoid any wasted time or travel costs.

**Please contact us if you require a larger print version**

**For further details, please call 0345 556 4104 or email [resales@mccarthyandstone.co.uk](mailto:resales@mccarthyandstone.co.uk)**

McCarthy & Stone Resales Limited | 0345 556 4104 | [www.mccarthyandstoneresales.co.uk](http://www.mccarthyandstoneresales.co.uk)  
Registered Office: Fourth Floor, 100 Holdenhurst Road, Bournemouth, Dorset, BH8 8AQ  
Registered in England and Wales No. 10716544

