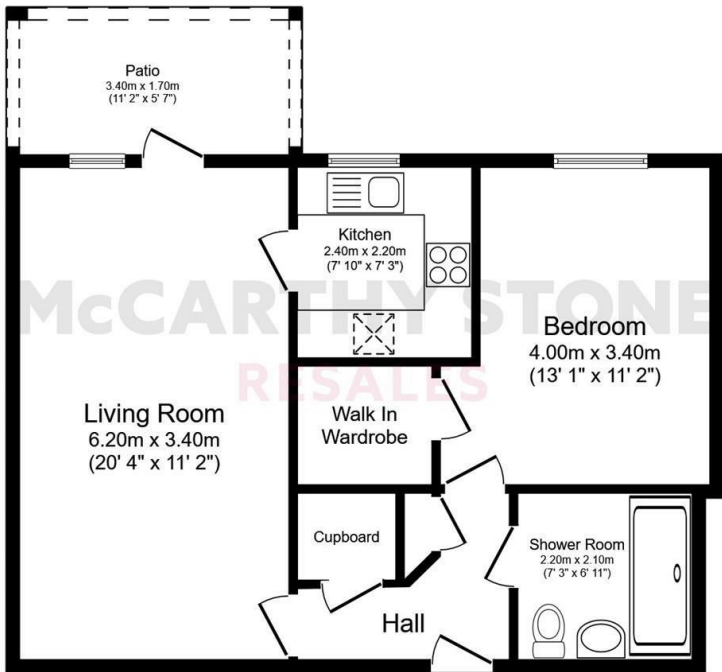


5 Triton House

4 Heene Road, Worthing, BN11 3SD

PRICE  
REDUCED



Total floor area 53.4 m² (575 sq.ft.) approx  
This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)

Council Tax Band: B



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	84	84
(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	



PRICE REDUCTION

Asking price £277,500 Leasehold

A superb ONE DOUBLE BEDROOM retirement apartment, situated on the GROUND FLOOR and boasting direct PATIO access from the Living Room. The development is situated in Worthing, within WALKING DISTANCE OF THE BEACH.

Call us on 0345 556 4104 to find out more.

This floor plan is not drawn to scale and is for illustrative purposes only. Any measurements, floor areas (including any total floor area), openings and orientation are approximate and for guidance only. McCarthy Stone Resales do not take liability for any error, omission or misstatement. All parties must rely on their own inspections. It should not be assumed that any furniture or fittings contained in the photographs are included in any sale. All details referring to time and distances to localities are approximate. Details regarding any common charges and other applicable fees are provided by the seller and should not be relied on without verification and further checks made through a solicitor/conveyancer. Please contact the Property Consultant for further information that Appliances (including central heating) have not been tested, therefore it cannot be assumed that they are in good working order. All interested parties are advised to check availability and make an appointment before travelling to view the property to avoid disappointment or wasted time or travel expenses. The details contained within this brochure are for information purposes only and do not form part of any agreement. All purchases will be subject to contract terms. © All artwork (photos and floorplans) and written content are the sole property and copyright of McCarthy & Stone Resales Limited and are legally protected by UK & International copyright laws. Under no circumstance may you download, reproduce, publish or distribute any content for commercial purposes, without prior written permission from McCarthy Stone Resales. Unauthorised duplication or usage for commercial purposes is prohibited by the Copyright law and will be prosecuted.





# Triton House ,4 Heene Road, Worthing

## SUMMARY

Within walking distance of the beach, Triton House is situated in Worthing, a traditional yet bustling seaside town with so much to do and see.

Triton House is a small Retirement Living development of just 33 one and two bedroom apartments, mirroring the community feel of the local town.

Many of the apartments have their own balconies, where you can enjoy a little peace and quiet with a cup of tea or perhaps a glass of wine. When wishing to socialise with your fellow residents, you'll have access to two luxurious communal lounges, one in Triton House and another in the neighbouring development, Neptune House. The spacious central gardens are another perfect place to enjoy peaceful summer evenings.

At Triton House the House Manager is on-site during office hours and there is a 24-hour call system in case of emergencies. For your safety and security, there's also a camera entry system linked with your television, so you can see who your guests are before they arrive at your door!

At Neptune House next door, there is bistro which you can make use of whenever you wish, and there is also a hair and nail salon for when you're in need of a little pampering.

For all your transport needs, near and far, the development has on-site car parking (subject to availability) and there are bus stops on either side of the road directly outside the development site. The bus routes take you into the town centre (just 0.4 miles from the development) and to the surrounding towns and villages. From Worthing train station (just over a mile away) you can reach Brighton in 20 minutes and London Victoria in 90 minutes.

The town centre itself has all the amenities you could ask for, including various supermarkets, high-street favourites and independent boutiques, and a wealth of pubs, cafes and eateries, as well as a doctor's surgery, several pharmacies and a leisure centre, to name but a few!



## HALLWAY

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/ DINING ROOM WITH PATIO ACCESS

A beautiful and well-proportioned living room. The glazed patio door and window to side opens onto a patio area enjoying 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. Ceiling lights, TV and phone point, window overlooking the landscaped gardens. 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.

## CAR PARKING

This flat has an allocated parking space.

## 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



# 1 Bed | £277,500

- 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. The service charge is £3,218.09 for the financial year ending 30/09/2025.

## LEASEHOLD

Lease: 999 years from 1st Jan 2019

Ground rent £425 per annum

Ground rent review: 1st Jan 2034

## Additional Information & Services

- Ultrafast Full Fibre Broadband available
- Mains water and electricity
- Electric room heating
- Mains drainage

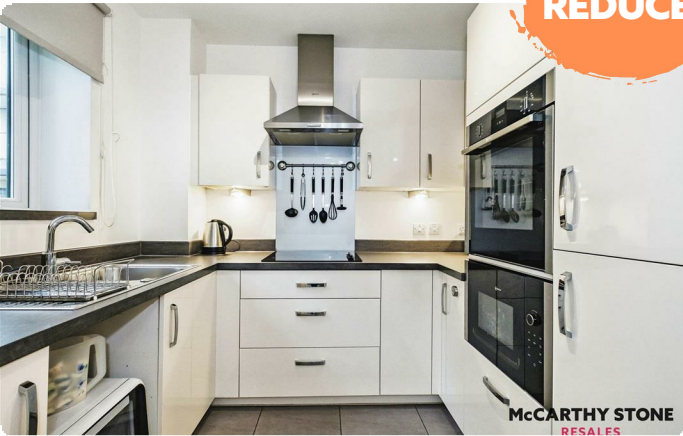
**\*\* Entitlements Service\*\*** Check out benefits you may be entitled to, to support you with service charges and living cost's.

**\*\* Part Exchange \*\*** We offer Part-Exchange service to help you move without the hassle of having to sell your own home.

**\*\* Removal Service\*\*** Get a quote from our Partner Removal Service who can declutter and move you in to your new home.

**\*\* Solicitors\*\*** Get a quote from our panel solicitors who have dealt with a number of sales and purchases and therefore familiar with the McCarthy Stone set up.

FOR MORE INFORMATION CHECK OUR WEBPAGE  
ADDITIONAL SERVICES OR SPEAK WITH OUR PROPERTY CONSULTANT



PRICE  
REDUCED