



**McCARTHY STONE**  
RESALES

Total floor area 53.4 m<sup>2</sup> (575 sq.ft.) approx

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Council Tax Band: B



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## 5 Triton House

4 Heene Road, Worthing, BN11 3SD



**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.**

# Triton House ,4 Heene Road, Worthing

1 bed | £277,500

## 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

- 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 £3,286.02 for the financial year ending 30/09/2026.

## 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

