



22 Triton House, 4 Heene Road, Worthing, BN11 3SD  
Asking Price £360,000

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Estate and letting agents





Bacon and Company are pleased to offer for sale this Two Bedroom, Second floor, over 60's retirement apartment with private balcony situated within the popular McCarthy & Stone development on Heene Road, Worthing. The property is conveniently positioned within walking distance of Worthing town centre and seafront. Accommodation briefly comprises entrance hall, lounge/diner, modern fitted kitchen with integrated appliances, bedroom with walk-in wardrobe, modern shower room, storage cupboard with space for washer/dryer and a private balcony. Further benefits include electric heating and double glazing. Externally the apartment benefits from one allocated parking space, well maintained communal grounds, a residents lounge & an on-site restaurant. Viewing highly recommended.

- Two Double Bedrooms
- Private Balcony
- En Suite to Master Bedroom
- Seafront Location
- Range of Communal Facilities
- On Site Restaurant & House Manager
- Popular McCarthy & Stone Development
- Chain Free







### Entrance hallway

Fire proof front door. Intercom. Storage cupboard and utility room. One radiator

### Lounge

3.52 x 6.14 (11'6" x 20'1")  
Fire place feature. One radiator. Patio door leading to Balcony. Double glazed.

### Kitchen

2.37 x 3.53 (7'9" x 11'6")  
Modern Kitchen. Integrated fridge freezer, microwave, oven and electric hob. Canopy extractor fan. Sink basin under window. Double glazed.

### Bathroom

2.11 x 1.58 (6'11" x 5'2")  
Walk in shower with screen. Matching W/C and hand wash basin. Heated towel rail.



### Main bedroom

3.09 x 6.36 (10'1" x 20'10")  
Walk in wardrobe. One radiator. Large window.

### Bedroom 2

2.84 x 4.91 (9'3" x 16'1")  
Double Glazed Window. One radiator.

### En-suite

1.66 x 2.19 (5'5" x 7'2")  
Walk in shower. Modern. Towel Rail. Located off main bedroom.

### Utility cupboard

Plumbing for washing machine. Storage space

### Balcony

West facing. Located off lounge.



### Outside

A range of beautifully maintained communal gardens. Access to Parking.

### Required Information

Length of lease: 993 years remaining  
Annual service charge: £3,779.88  
Annual ground rent: £495.00

Council tax band: Band C

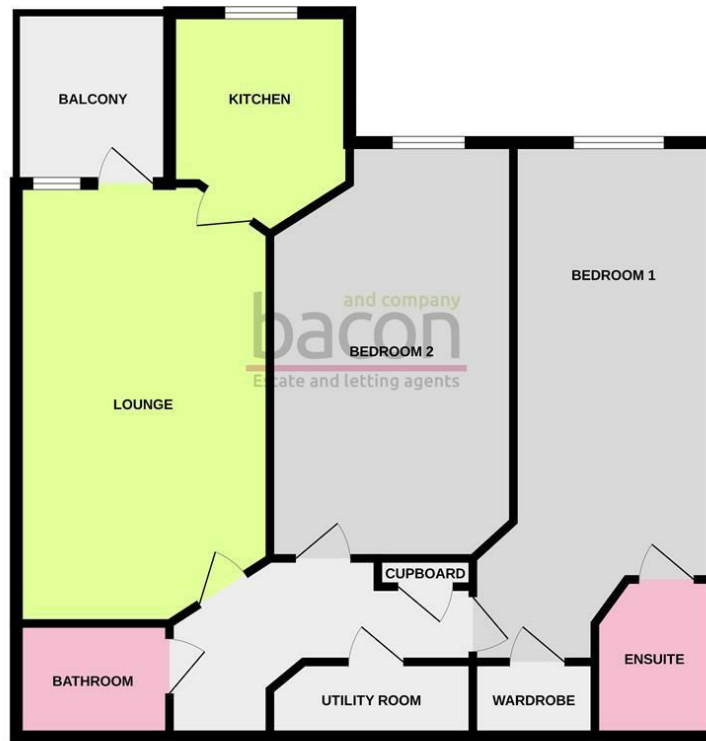
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Note: These details have been provided by the vendor. Any potential purchaser should instruct their conveyancer to confirm the accuracy.





## SECOND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplans contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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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	

These particulars are believed to be correct, but their accuracy is not guaranteed. They do not form part of any contract. The services at this property, ie gas, electricity, plumbing, heating, sanitary and drainage and any other appliances included within these details have not been tested and therefore we are unable to confirm their condition or working order.



baconandco.co.uk

72 Goring Road, Goring-by-sea, Worthing, West Sussex, BN12 4AB

01903 520002

goring@baconandco.co.uk