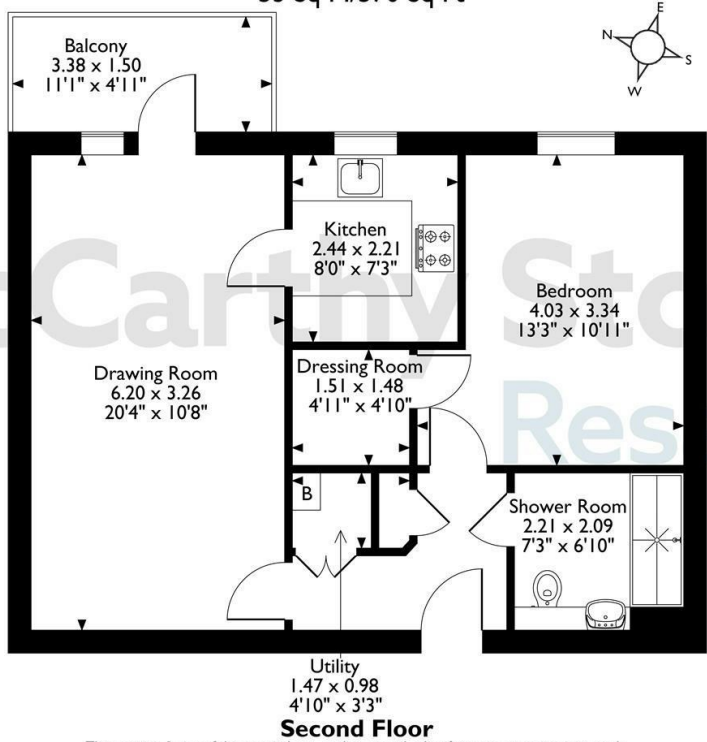


24 Triton House, 4, Heene Road, Worthing, West Sussex  
Approximate Gross Internal Area  
53 Sq M/570 Sq Ft



The position & size of doors, windows, appliances and other features are approximate only.  
© ehouse. Unauthorised reproduction prohibited. Drawing ref. dig/8645925/DST.

Council Tax Band:



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A	86	86
(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

## 24 Triton House

Heene Road, Worthing, BN11 3SD



Asking price £290,000 Leasehold

A fantastic ONE DOUBLE BEDROOM retirement apartment, situated on the SECOND FLOOR and boasting a WALK-OUT BACONY, accessed directly from the Living Room. The development is situated in Worthing, within WALKING DISTANCE OF THE BEACH.

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.



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# Triton House, Heene Road, Worthing

## Development Overview

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!



## Entrance Hall

Front door with spy hole leads to the entrance hall, where the emergency response system is situated. From the hallway, there is a door to the utility cupboard, housing the hot water tank, Vent-Axia system and washer/dryer. Illuminated light switches, smoke detector, apartment security door entry system with intercom. Doors lead to the bedroom, living room and shower room.

## Living Dining Room (with Balcony)

A beautiful and well-proportioned living room boasting glazed patio door and window to side opens onto a walk-out balcony area enjoying views over the landscaped gardens. TV and telephone points, Sky/Sky+ connection point. Two ceiling lights, fitted carpet, raised electric power sockets, and partially glazed door leading onto the separate kitchen.

## Kitchen

Modern fitted kitchen with a range of low and eye level units and drawers with complimentary work surfaces over. Stainless steel sink with mono lever tap and drainer unit sits below the electrically operated UPVC double glazed window. Integrated appliances include; waist level oven, fitted microwave, ceramic hob, cooker hood and integral fridge freezer. Tiled floor and under pelmet lighting.

## Double Bedroom

A spacious bedroom with a walk-in wardrobe housing rails, shelving and drawers. Ceiling lights, TV & phone point and window overlooking the landscaped gardens.

## Shower Room

Contemporary shower room comprising; walk-in level access shower with grab rail, WC and vanity unit with sink. Heated towel rail, mirror and shaver socket. Tiled with slip resistant tiled flooring,

## Service Charge (breakdown)

- 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



# 1 Bed | £290,000

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

The service charge does not cover external costs such as your Council Tax, electricity or TV. To find out more about service charges please contact your Property Consultant or House Manager.

## Lease Information

Lease Length: 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

