

5 Triton House 4 Heene Road

, Worthing, BN11 3SD

Asking price £325,000

Leasehold Council Tax Band B

James & James Estate Agents are delighted to bring this CHAIN FREE McCarthy & Stone purpose built retirement apartment. There is a dedicated House Manager on site Monday, Wednesday & Friday 8am - 4.30pm to provide help and support if required, and a 24-hour emergency call system provided via a personal pendant alarm and call points in the hallway. Added security is given with an entry intercom system and CCTV providing surveillance from the entrance and rear car park available as a live feed. There is an allocated parking space and visitors parking.

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.

You will also have access to the neighbouring development facilities, Neptune House, including the bistro-restaurant and the hair and nail salon.

The maintenance 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.

Lease years remaining - 980
Annual service charge - £3206
Annual ground rent - £425

Secure communal entrance

Entrance hall
8'11 x 7'10 (2.72m x 2.39m)

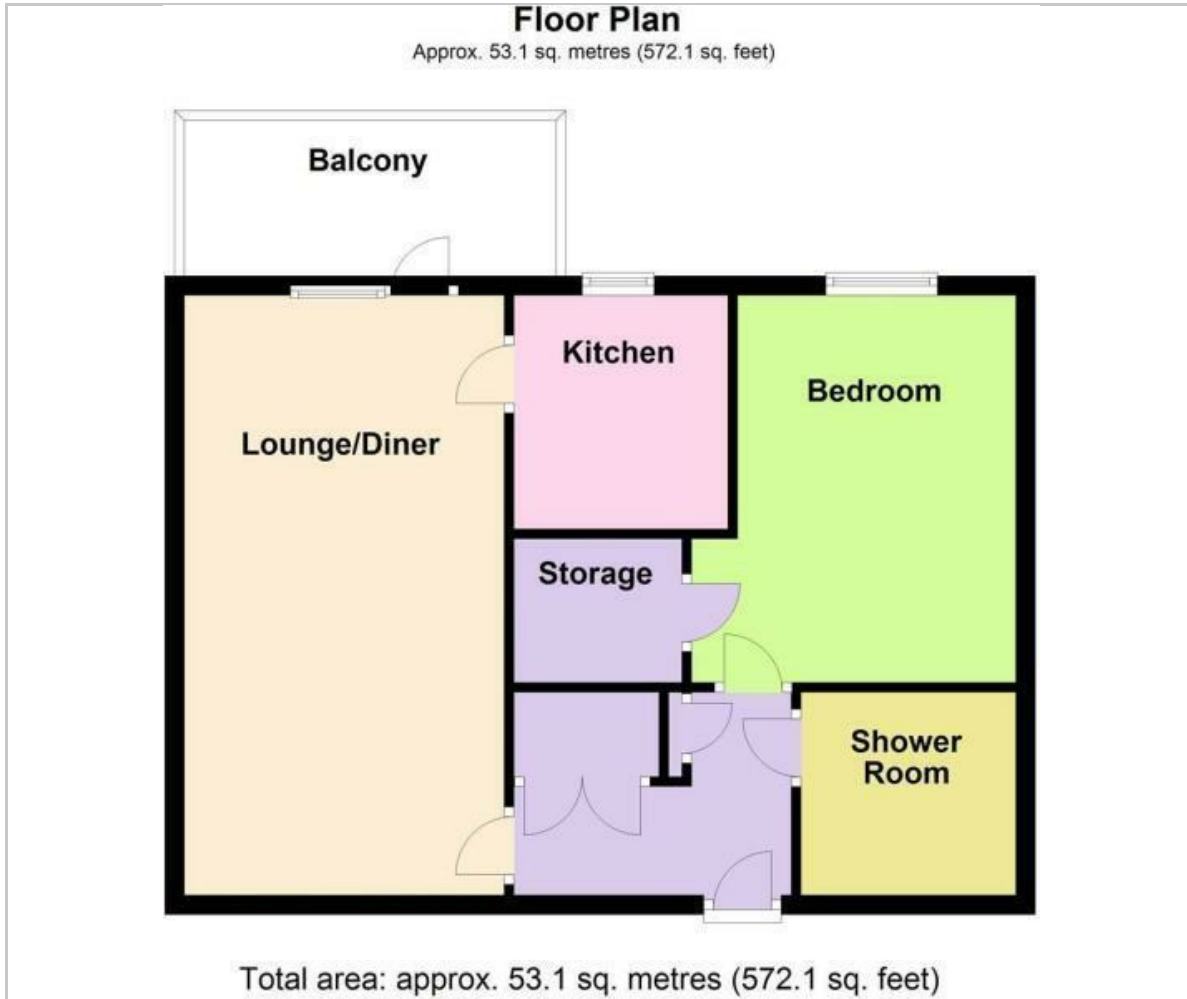




- Large airing cupboard
- Lounge/diner
20'1 x 10'3 (6.12m x 3.12m)
- Modern fitted kitchen
6'10 x 7'8 (2.08m x 2.34m)
- Double bedroom
13'0 x 10'9 (3.96m x 3.28m)
- Modern fitted shower room
6'10 x 6'11 (2.08m x 2.11m)
- Patio
- Allocated parking space
- Visitors parking
- Communal facilities



Floor Plan

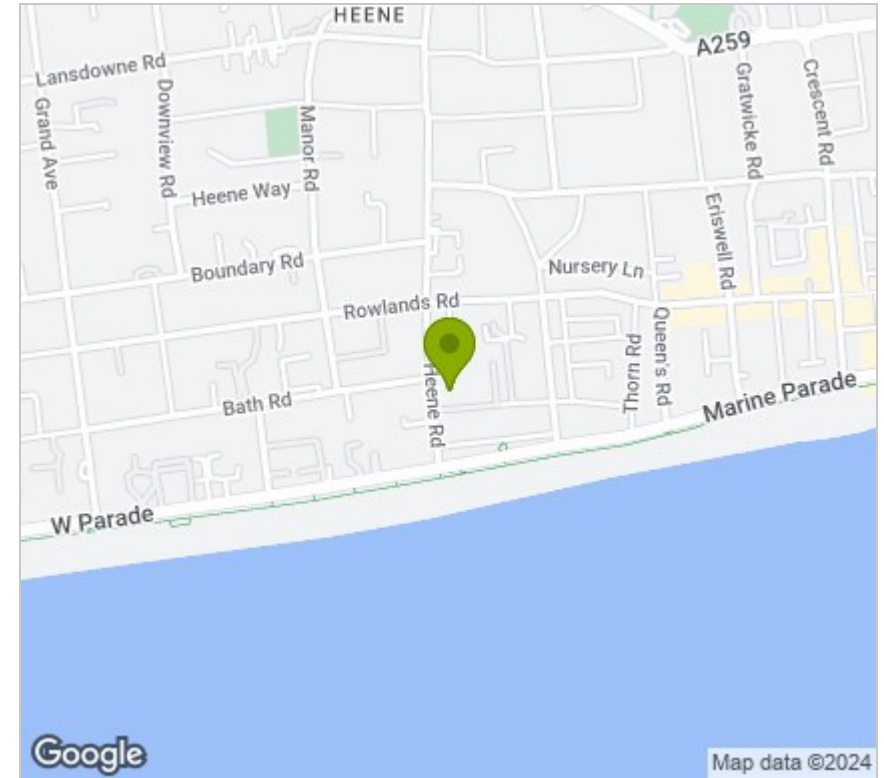


Viewing

Please contact our James & James Estate Agents Office on 01903 958770 if you wish to arrange a viewing appointment for this property or require further information.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

Area Map



Energy Efficiency Graph

