



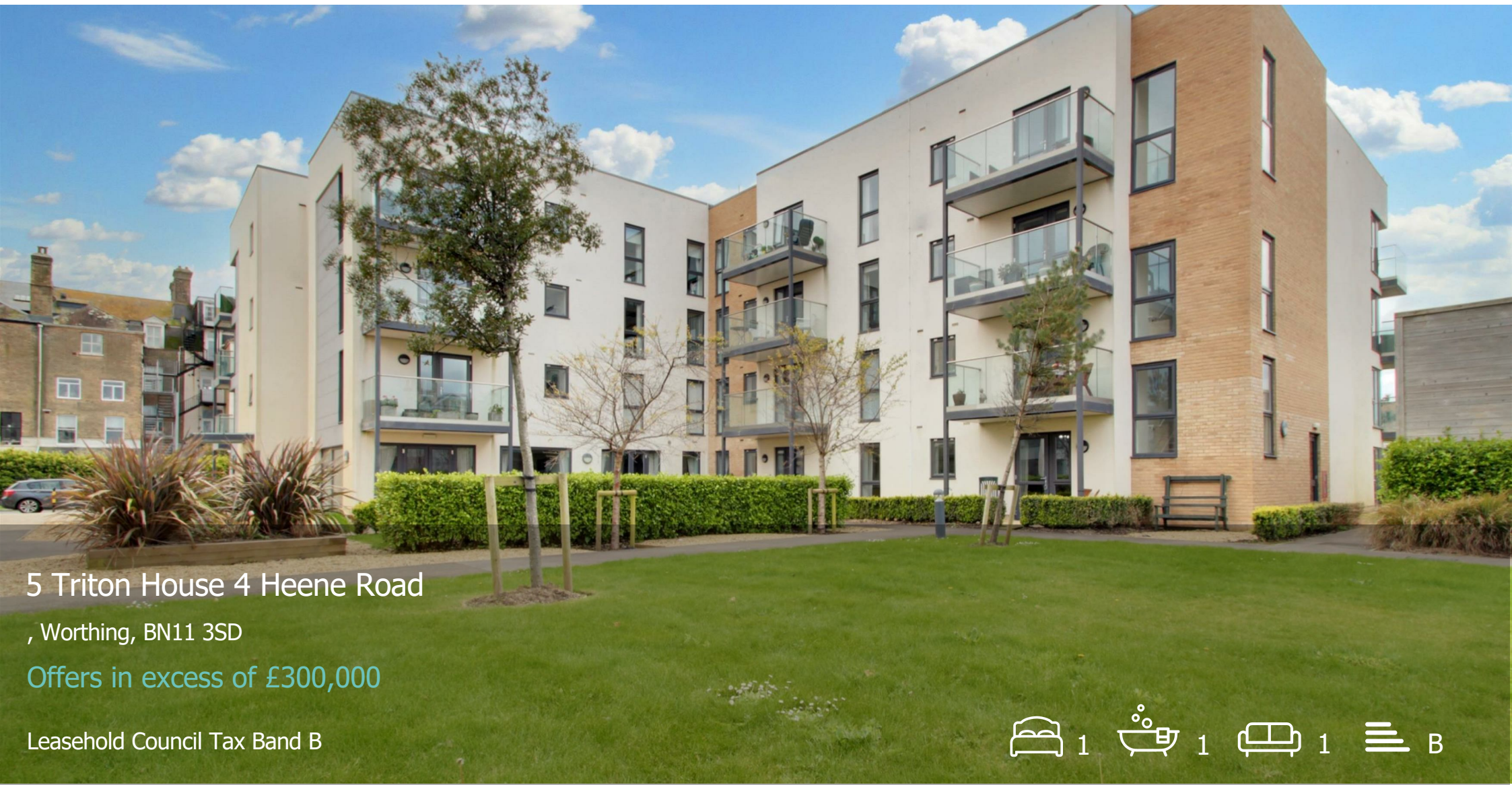
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BUYING | SELLING | LETTINGS | COMMERCIAL | MORTGAGE ADVICE



5 Triton House 4 Heene Road

, Worthing, BN11 3SD

Offers in excess of £300,000

Leasehold Council Tax Band B



James & James Estate Agents are delighted to bring this CHAIN FREE McCarthy & Stone purpose-built retirement apartment, built in 2019. The development is located on Heene Road, just a few hundred feet from Marine Parade and Worthing seafront and beach, with local amenities such as restaurants, cafes, boutique and High Street shops close by. You will also have access to facilities at Neptune House on the same site, including the bistro-restaurant and the hair and nail salon. There is an allocated parking space and also visitor parking spaces. This ground floor flat's patio overlooks the lovely communal gardens.

There is a dedicated House Manager on site Monday, Wednesday and 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. The monthly maintenance charge of £267 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.

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 approx
Annual ground rent - £425 approx

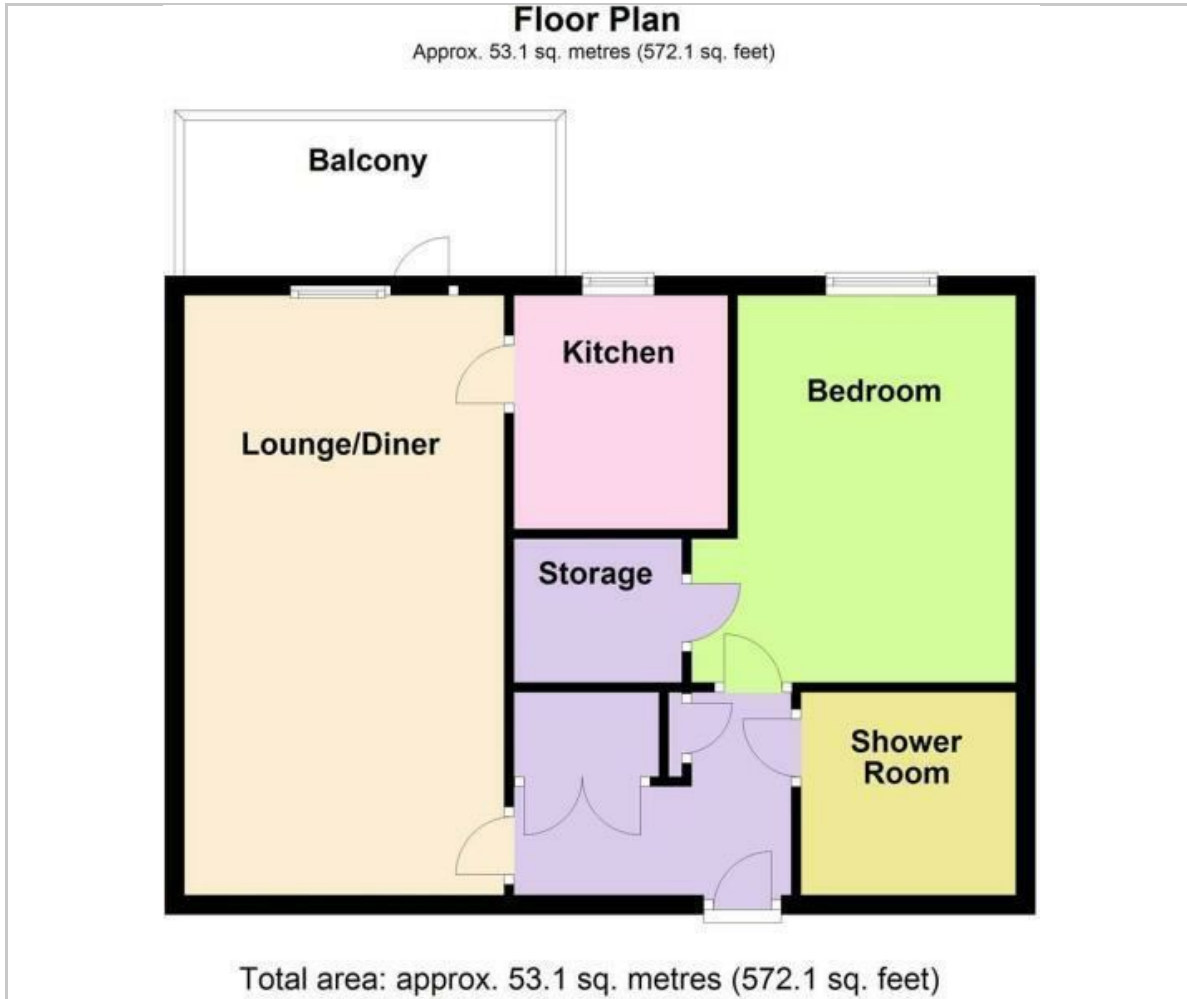




- Secure communal entrance
- Entrance hall
8'11 x 7'10 (2.72m x 2.39m)
- Large airing cupboard
- Lounge/diner
20'1 x 10'3 (6.12m x 3.12m)
- Modern fitted kitchen
6'10 x 7'8 (2.08m x 2.34m)
- Double bedroom
13'0 x 10'9 (3.96m x 3.28m)
- Modern fitted shower room
6'10 x 6'11 (2.08m x 2.11m)
- Patio
- Allocated parking space
- Visitors parking
- Communal facilities



Floor Plan

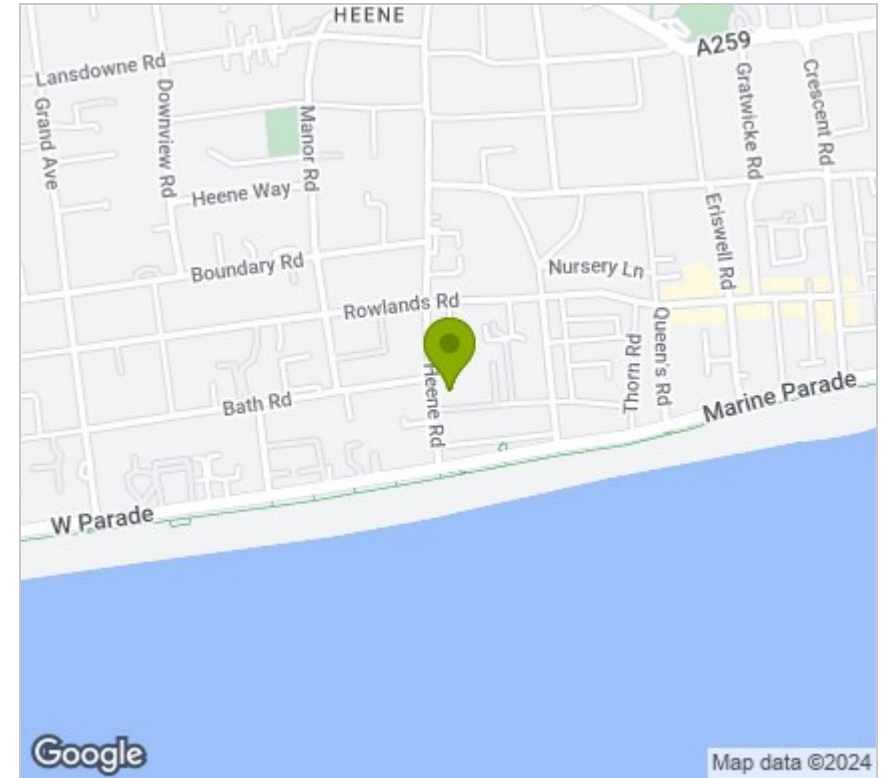


Viewing

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

