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## Description

We are delighted to offer this spacious and well-presented second-floor purpose-built retirement flat, located just yards from Worthing seafront in the popular Triton House block. Offering generous accommodation, a south-facing aspect, and light-filled rooms, this property provides comfortable and convenient retirement living with distant sea views.

## Key Features

- Spacious second-floor purpose-built retirement flat
- Located in the popular Triton House block, yards from Worthing seafront
- Generous entrance hall with large storage cupboard housing washing machine
- Double bedroom with built-in wardrobes and large south-facing window
- Fully tiled bathroom with walk-in shower, vanity unit, and heated towel rail
- Lounge/diner with south-facing Juliet balcony and distant sea views
- Modern fitted kitchen with gloss units and integrated Neff appliances
- Well-presented throughout with bright and airy rooms
- Ideal retirement property combining comfort, convenience, and coastal location
- Council Tax Band B | EPC Rating B





### Accommodation

This second-floor flat opens into a spacious entrance hall, complete with a large storage cupboard housing a washing machine and hot water tank. The property features a generous double bedroom with built-in wardrobe space and a large south-facing floor-to-ceiling double-glazed window, filling the room with natural light.

The bathroom is fully tiled and fitted with a walk-in shower, low-level wash basin, and low-level flush WC incorporated into a vanity unit with a heated towel rail.

The lounge/diner is bright and airy, with a south-facing Juliet balcony offering distant sea views, providing an ideal space for relaxing or entertaining. From here, a door leads through to the kitchen, which includes a range of gloss wall and base units, a stainless steel sink with mixer tap, built-in Neff oven and microwave, Neff induction hob, stainless steel extractor, flooring, and a built-in Neff fridge freezer.

### Services / Amenities

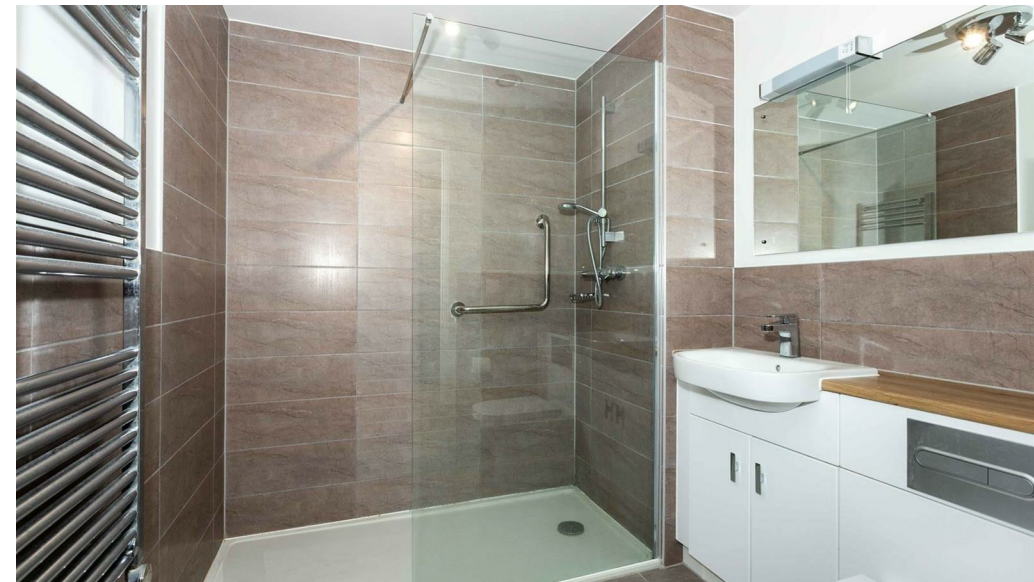
There is a building manager on site three days a week and a manager available in emergencies. Also a check up call is made every day to residents. There is a panic button in the hall way which is answered by an agency 24 hours a day. The restaurant in Neptune House is available for the Triton House residents to use. And the hair salon too. The lounge downstairs has coffee mornings and regular gatherings for anyone who wishes to attend.

### Tenure

Leasehold with the remainder of a 999 year lease.

Service Charge: £3,206 per annum (paid monthly)

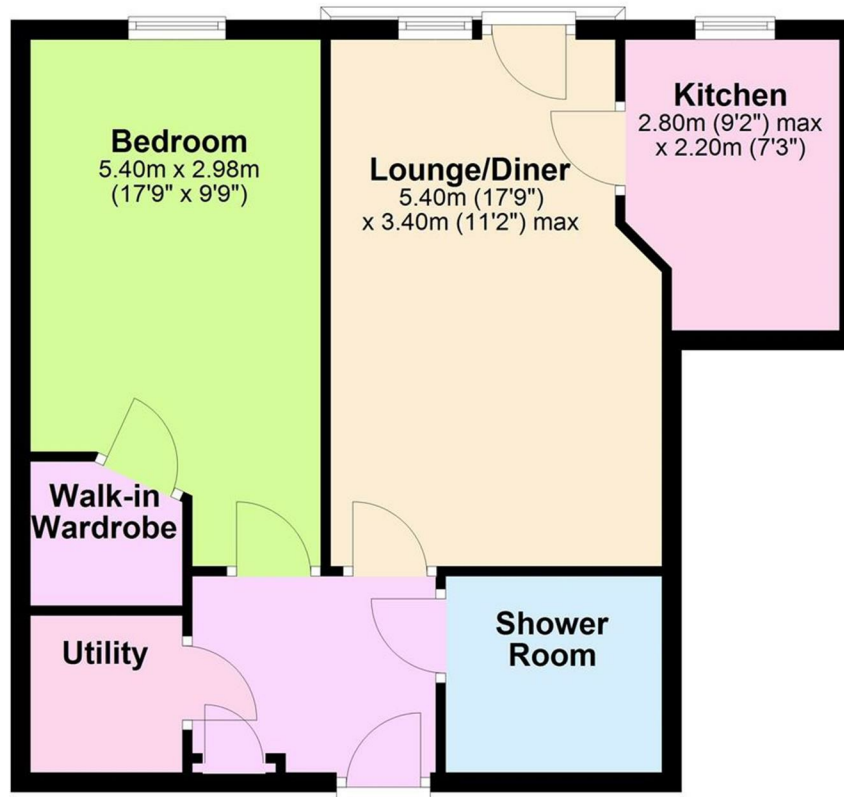
Ground Rent: £425 per annum (paid every six months)



## Floor Plan Heene Road

### Floor Plan

Approx. 54.1 sq. metres (582.6 sq. feet)



Total area: approx. 54.1 sq. metres (582.6 sq. feet)



Energy Efficiency Rating			Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) A			(81 plus) A		
(81-91) B			(61-81) B		
(69-80) C			(49-60) C		
(55-68) D			(39-54) D		
(39-54) E			(21-38) E		
(21-38) F			(11-20) F		
(1-20) G			Not environmentally friendly - higher CO <sub>2</sub> emissions		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales	86	86	England & Wales		
	EU Directive 2002/91/EC			EU Directive 2002/91/EC	

The information provided about this property does not constitute or form any part of an offer or contract, nor may it be regarded as representations. All interested parties must verify accuracy and your solicitor must verify tenure/lease information, fixtures and fittings and, where the property has been extended/converted, planning/building regulation consents. All dimensions are approximate and quoted for guidance only as are floor plans which are not to scale and their accuracy cannot be confirmed. References to appliances and/or services does not imply that they are necessarily in working order or fit for the purpose.

robertluff.co.uk

30 Guildbourne Centre, Worthing, West Sussex, BN11 1LZ

01903 331247 | info@robertluff.co.uk

Robert  
Luff & Co