

and company
bacon
Estate and letting agents

5 Triton House, 4 Heene Road - BN11 3SD

£195,000







5 Triton House

Worthing

Bacon and Company are pleased to offer for sale this One Bedroom, Ground floor, over 60's retirement apartment with private Patio 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 patio. 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.

Council Tax band: B

Tenure: Leasehold

- Retirement Apartment
- Ground Floor
- A Range of Communal Facilities
- Moments from the Seafront
- Private Allocated Parking Space
- Double Bedroom With Walk-In Wardrobe
- Chain Free
- Viewing Highly Recommended

Entrance Hall
Carpeted throughout. Doors providing access to large cupboard housing boiler and washing machine. Further single metre cupboard.

Lounge/Diner
20′ 4″ x 10′ 6″ (6.20m x 3.20m)
Carpeted throughout. Wall mounted Electric heater. Double glazed single door leading to private patio.

Kitchen
8′ 2″ x 7′ 3″ (2.50m x 2.20m)
A modern fitted kitchen briefly comprising; a range of fitted wall and base units. Roll edge work surfaces. Integrated appliances including fridge/freezer, oven, microwave and four ring induction hob. Inset stainless steel sink with drainer. Double glazed window.





Bedroom
13′ 1″ x 10′ 10″ (4.00m x 3.30m)
Carpeted throughout. Double glazed window. Wall mounted Electric heater. Door providing access to walk in wardrobe.

Shower Room
Tiled flooring throughout. Half tiled walls. Inset vanity sink unit with Wc and storage cupboard. Walk in shower with glass screen protect. Wall mounted heated towel rail.

Other Benefits
Other Benefits Service Charge includes: Exterior window cleaning Water rates Heating and lighting for communal areas 24-hour emergency call system Upkeep of gardens and grounds General building maintenance Redecoration program Buildings Insurance House Manager Pets are permitted

Communal Lounge
Comfortable lounge for residents. Access to communal gardens.

COURTYARD

Private Patio Area.

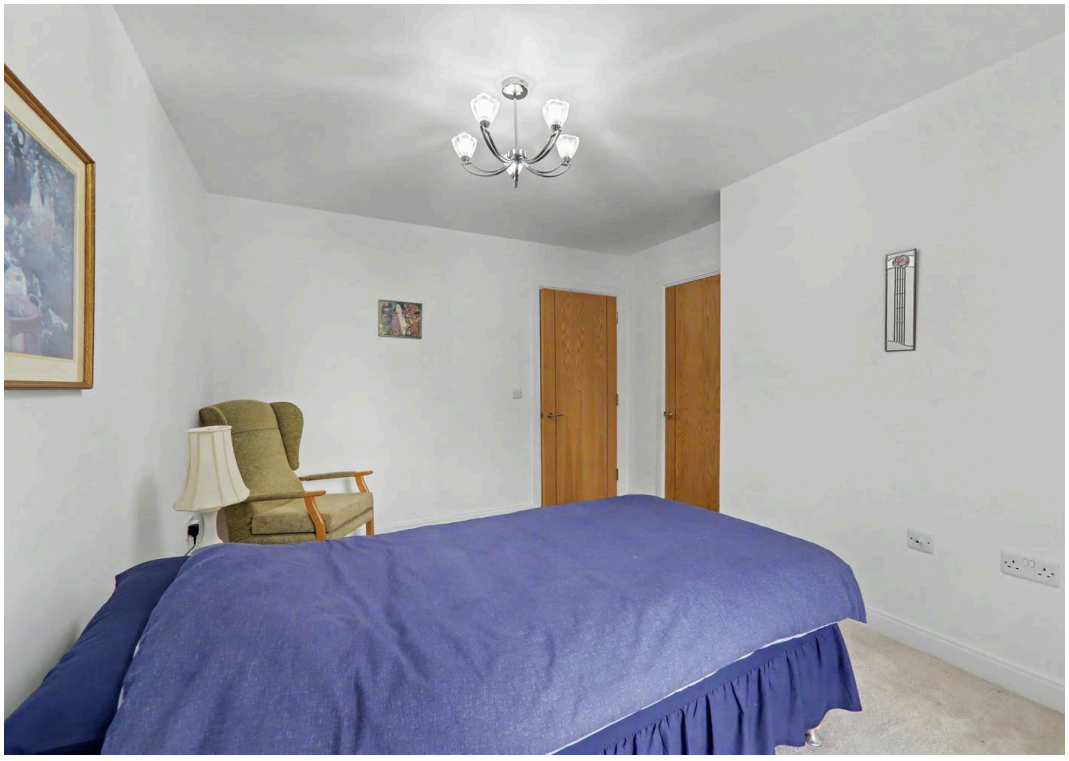
ALLOCATED PARKING

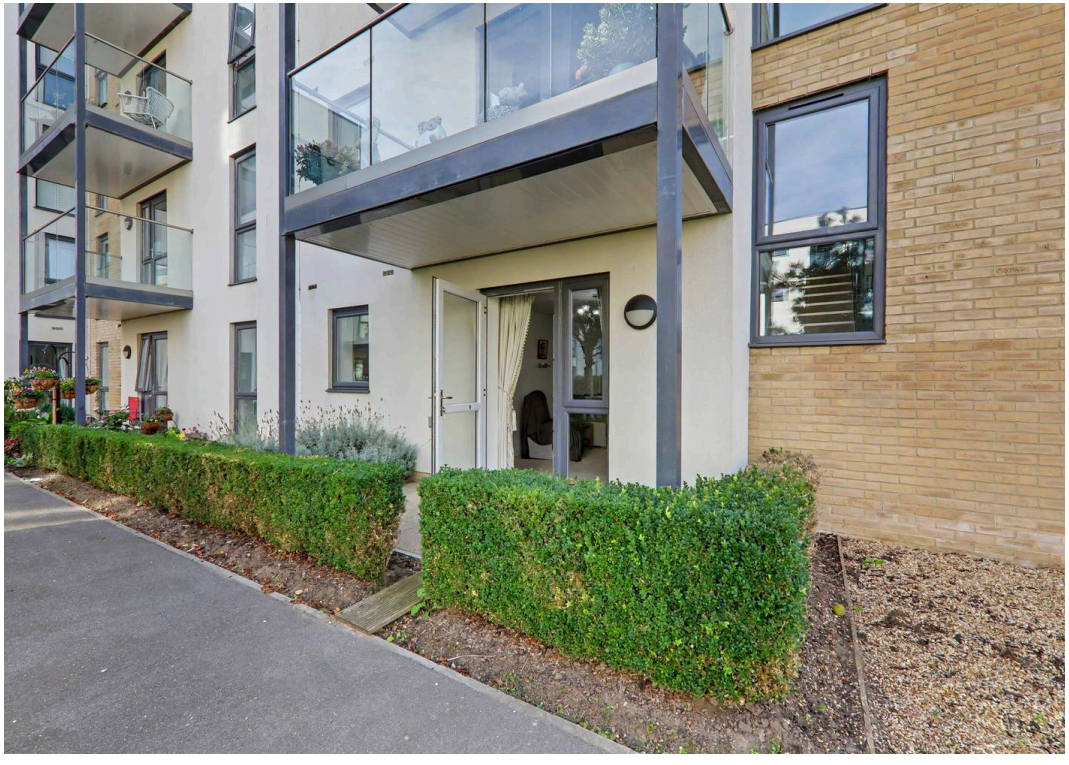
1 Parking Space

Parking for 1 car.

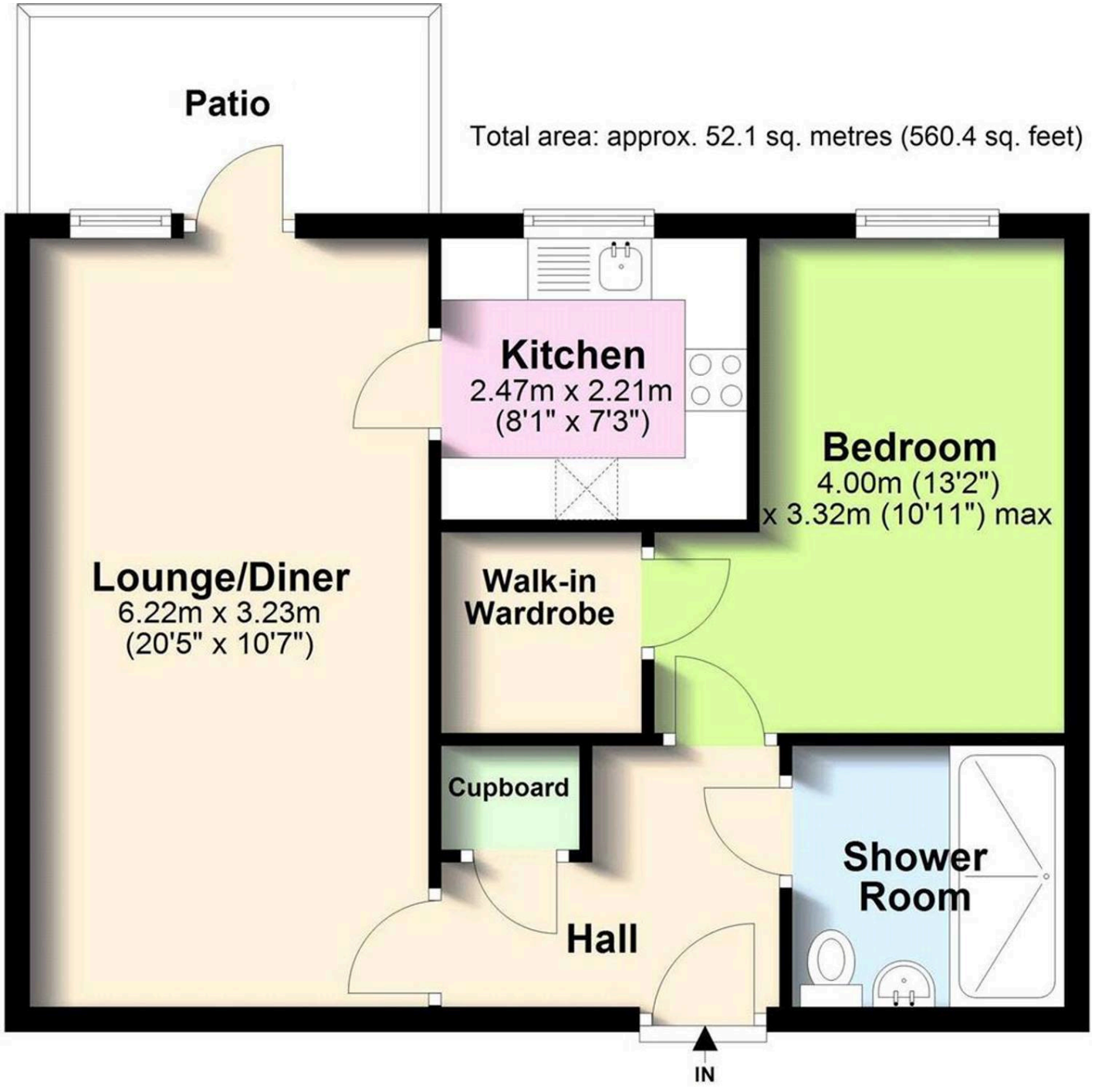












Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser.



Bacon and Company

Bacon and Company, 72 Goring Road, Goring-By-Sea - BN12 4AB

01903520002 · goring@baconandco.co.uk · www.baconandco.co.uk

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