



**5, Triton House  
Heene Road  
Worthing  
West Sussex  
BN11**

**Offers in Excess of £210,000**

**bettermove**

# Heene Road Worthing

Bettermove are proud to present this 1 bedroom retirement flat in Worthing, available with no forward chain.

The property benefits from double glazing, and electric heating throughout, with allocated parking available

The council tax band is B.

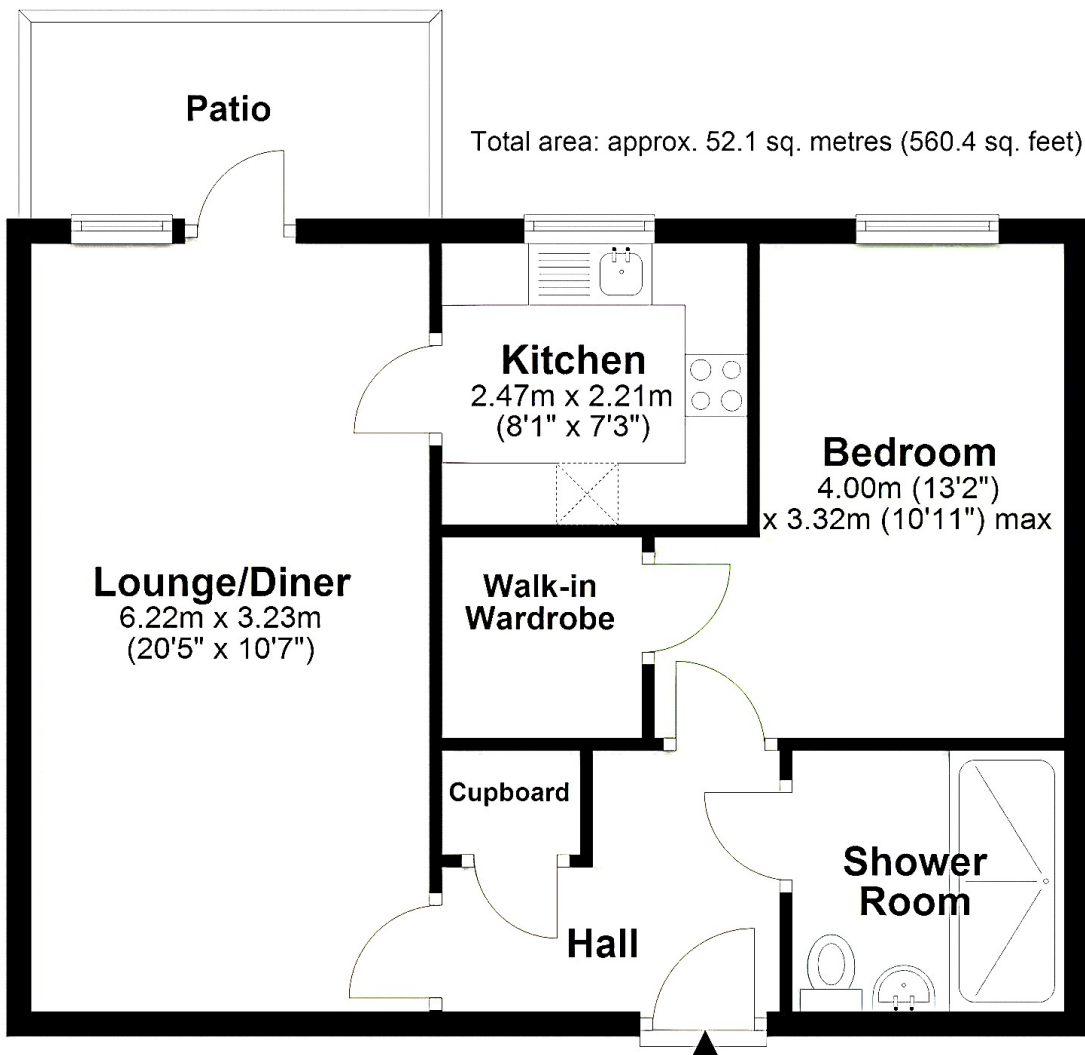
This is a leasehold property with 992 years remaining on the lease; the ground rent is £212.00, every 6 months, and the service charge is £268.00 per month.

The interior of this beautifully presented property comprises a spacious living/dining room, fitted kitchen, one double bedroom, with a walk-in wardrobe, and a shower room. Outside, the property boasts a private patio area, perfect for enjoying the summer months. The property further benefits from communal gardens with outside seating area, a Bistro restaurant open daily for breakfast and lunch, communal lounge and a wellness & hairdressing suite. There is an on-site manager three days a week and a twenty-four hour emergency alarm system.

Located just yards from the seafront in the popular coastal town of Worthing, the property is close to a range of amenities, including shops, supermarkets, restaurants and pubs.. Excellent transport connections can be found from Worthing Train Station, a variety of local bus routes, and quick access to the A27.

This exciting opportunity should not be missed. All enquiries can be made through Bettermove.





| Energy Efficiency Rating                           |                         |           |
|--|-------------------------|-----------|
|  | Current                 | Potential |
| <i>Very energy efficient - lower running costs</i> |                         |           |
| (92+) <b>A</b>                                     |                         |           |
| (81-91) <b>B</b>                                   |                         |           |
| (69-80) <b>C</b>                                   | <b>81</b>               | <b>81</b> |
| (55-68) <b>D</b>                                   |                         |           |
| (39-54) <b>E</b>                                   |                         |           |
| (21-38) <b>F</b>                                   |                         |           |
| (1-20) <b>G</b>                                    |                         |           |
| <i>Not energy efficient - higher running costs</i> |                         |           |
| <b>England, Scotland &amp; Wales</b>               | EU Directive 2002/91/EC |           |

| Environmental Impact (CO <sub>2</sub> ) Rating                        |                         |           |
|---|-------------------------|-----------|
|   | Current                 | Potential |
| <i>Very environmentally friendly - lower CO<sub>2</sub> emissions</i> |                         |           |
| (92+) <b>A</b>  |                         |           |
| (81-91) <b>B</b>  |                         |           |
| (69-80) <b>C</b>  | <b>83</b>               | <b>83</b> |
| (55-68) <b>D</b>  |                         |           |
| (39-54) <b>E</b>  |                         |           |
| (21-38) <b>F</b>  |                         |           |
| (1-20) <b>G</b>   |                         |           |
| <i>Not environmentally friendly - higher CO<sub>2</sub> emissions</i> |                         |           |
| <b>England, Scotland &amp; Wales</b>                                  | EU Directive 2002/91/EC |           |



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