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|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------|
| APPROX. GROSS INTERNAL FLOOR AREA 609 SQ FT / 57 SQM                                                                                                                                                                                                                                  | Neptune House  |
| Disclaimer: Floor plan measurements are approximate and are for illustrative purposes only. While we do not doubt the floor plan accuracy and completeness, you or your advisors should conduct a careful, independent investigation of the property in respect of monetary valuation | date: 28/06/23 |
|                                                                                                                                                                                                                                                                                       | photoplan      |

**COUNCIL TAX BAND: B**



| Energy Efficiency Rating                    |           |           |
|---------------------------------------------|-----------|-----------|
|                                             | Current   | Potential |
| Very energy efficient - lower running costs |           |           |
| (92 plus) <b>A</b>                          |           |           |
| (81-91) <b>B</b>                            | <b>80</b> | <b>80</b> |
| (69-80) <b>C</b>                            |           |           |
| (55-68) <b>D</b>                            |           |           |
| (39-54) <b>E</b>                            |           |           |
| (21-38) <b>F</b>                            |           |           |
| (1-20) <b>G</b>                             |           |           |
| Not energy efficient - higher running costs |           |           |

**McCARTHY STONE RESALES**

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**McCARTHY STONE RESALES**

**29 NEPTUNE HOUSE**  
HEENE ROAD, WORTHING, BN11 3FA



A fantastic ONE BEDROOM Retirement Apartment situated on the SECOND FLOOR of this EXCLUSIVE development. With a west facing BALCONY overlooking the COMMUNAL GARDEN.

**ASKING PRICE £345,000 LEASEHOLD**

For further details, please call **0345 556 4104**  
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# NEPTUNE HOUSE, HEENE ROAD, WORTHING

Neptune House is situated a stone's throw from the seafront with amenities close by, offering you the level of luxury and convenience you want in retirement. All 59 one and two bedroom apartments benefit from intelligent design, giving you beautiful yet practical living spaces, including plenty of storage, walk-in showers with slip resistant floor tiles and raised sockets. For socialising with fellow homeowners or visiting friends and family you'll have access to a luxurious homeowners' lounge. There's even a guest suite if your visitors wish to stay overnight. The spacious landscaped gardens are the perfect place to enjoy peaceful evenings. Our support services are totally flexible, so you'll pay only for the care you use. What's more there is a bistro, which you can make use of whenever you don't feel like cooking, and there is also a hair and nail salon for when you're in need of a little pampering. The Estate Management team will be on hand 24 hours a day and there'll be an Estates Manager overseeing all aspects of the development, from your personal care to buildings maintenance. You'll also benefit from the added security of a camera entry system. We also ensure all of our developments are fully accessible, with lifts and level access. The town centre is a short bus ride away from the development, where you'll find a whole host of local amenities, including various supermarkets, a doctor's surgery, several pharmacies and a leisure centre. The train

station is also just over a mile away, from which you can reach Brighton in just 20 minutes and London Victoria in 90 minutes. Worthing is also home to a wealth of pubs, cafes and eateries, as well as all your favourite high-street shops and some lovely independent boutiques.

## HALLWAY

The hallway provides access to the living/ dining room/ kitchen, the shower room and the bedroom. Benefiting from a large walk in airing cupboard housing the boiler and electrics.

## LIVING/ DINING ROOM

The living/ dining room is carpeted. The room is very light due to the double glazed window over looking the communal gardens. Power points, TV and phone point, light fittings.

## KITCHEN

Comprises of white gloss wall and floor mounted units, a black composite worktop, a four ring radiant ceramic hob with a stainless steel extractor fan over and splash back. Built in fridge/ freezer, microwave and separate built in oven. Sink with draining board.

## BEDROOM

A bright and spacious double bedroom, benefiting from carpets, power points, light fittings. A walk in wardrobe with rails and drawers.

## SHOWER/ WET ROOM

The floor and walls are tiled, WC, wash hand

## 1 BED | £345,000

basin with vanity unit and mirror over, extractor fan, shower.

## GROUND RENT

Lease Length: 999 years from the 1st June 2019

Ground Rent: £435 per annum

Ground Rent Review Date: June 2034

## SERVICE CHARGE

- Cleaning of communal windows
- Water rates for communal areas and apartments
- Electricity, heating, lighting and power to communal areas
- 24-hour emergency call system
- Upkeep of gardens and grounds
- Repairs and maintenance to the interior and exterior communal areas
- Contingency fund including internal and external redecoration of communal areas
- Buildings insurance
- Restaurant staffing
- The service charge includes one hour of domestic assistance per a week. Extra care packages available by arrangement (additional charge applies)

The service charge does not cover external costs such as your Council Tax, electricity or TV, but does include the cost of your Estates Manager, your water rates, the 24-hour emergency call system, the heating and maintenance of all communal areas, exterior property maintenance and gardening. To find out more about service charges please contact your property consultant or estates manager.

Service Charge: £9,238.28 per annum (for financial year ending 30/09/2024)

## ADDITIONAL INFORMATION & SERVICES

- Ultrafast Full Fibre Broadband available
- Mains water and electricity
- Electric room heating
- Mains drainage

