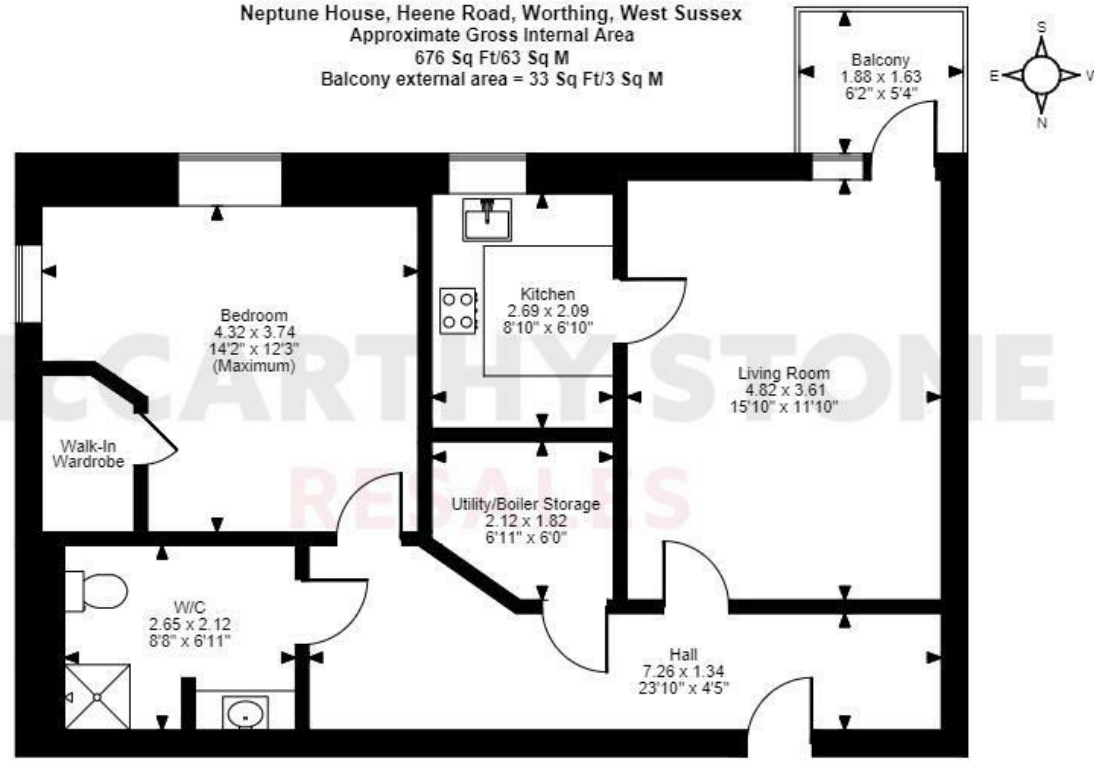


Neptune House, Heene Road, Worthing, West Sussex
 Approximate Gross Internal Area
 676 Sq Ft/63 Sq M
 Balcony external area = 33 Sq Ft/3 Sq M



FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE
 The position & size of doors, windows, appliances and other features are approximate only.
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COUNCIL TAX BAND: B



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

**McCARTHY STONE
 RESALES**

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**McCARTHY STONE
 RESALES**

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



A FANTASTIC ONE BEDROOM APARTMENT IN AN EXCLUSIVE DEVELOPMENT BENEFITTING FROM A PRIVATE BALCONY OVERLOOKING THE GARDENS.

ASKING PRICE £340,000 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. Adjacent to the development are local shops including Spar supermarket, newsagent/convenience store and pharmacy. The town centre is a short bus ride (the bus stop is only a few minutes walk away) from the development, where you'll find a whole host of local amenities, including various supermarkets, a doctor's surgery, several pharmacies, a cinema, theatre 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. The flat is in a very convenient part of the building, only a few steps from the lift down to the centre of the amenities area – lounge, Bistro, office, bin room, laundry & main entrance.

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 AND BALCONY

The living/ dining room is carpeted. The room is very light due to the South facing aspect and double glazed patio door leading to the balcony which overlooks the manicured communal gardens. Power points, TV and phone point, light fittings. Leading to the kitchen via a partially glazed door.

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 and south facing window over looking the communal gardens.

BEDROOM

A bright, south facing, 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 basin with vanity unit and mirror over, extractor fan, shower.

1 BED | £340,000

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)

