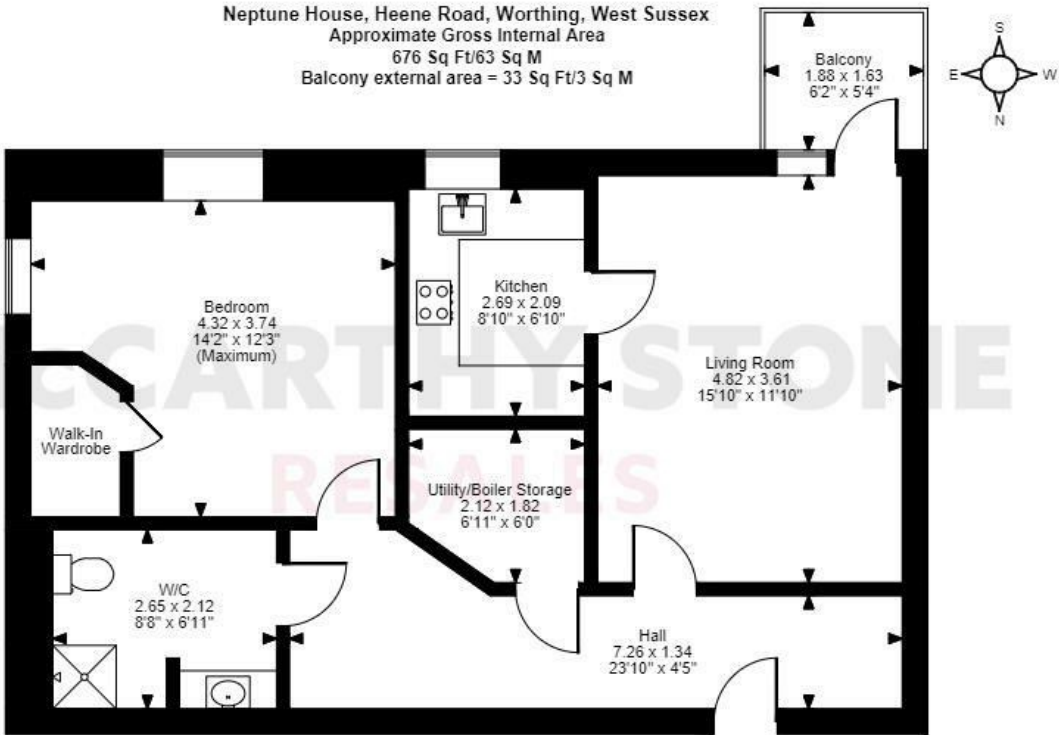


19 Neptune House

Heene Road, Worthing, BN11 3FA



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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 | | |
| England & Wales | EU Directive 2002/91/EC | |



Asking price £300,000 Leasehold

ENJOY LUNCH ON US WHEN YOU TAKE A TOUR OF NEPTUNE HOUSE - BOOK NOW!

A fantastic ONE DOUBLE BEDROOM retirement apartment, situated on the FIRST FLOOR with a CORNER POSITION, only a few steps from the lift down to the heart of the communal areas. Benefitting from a spacious living room with a SOUTHERLY FACING WALK-OUT BALCONY and a light and airy DUAL ASPECT bedroom with walk-in wardrobe.

Neptune House offers EXCELLENT FACILITIES to include an ON-SITE BISTRO, a homeowners lounge where SOCIAL EVENTS take place, a GUEST SUITE for visiting family and friends, a SALON, and more!

Call us on 0345 556 4104 to find out more.

resales@mccarthyandstone.co.uk | mccarthyandstoneresales.co.uk

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Neptune House, Heene Road, Worthing

1 Bed | £300,000

Development Overview

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.

Apartment Overview

The apartment 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. Being superbly presented, the property boasts a corner position on the first floor. Benefitting from having a southerly facing walk-out balcony accessed off the living room, a dual aspect double bedroom, modern fitted kitchen and contemporary wet room style shower room.

Entrance Hallway

A particularly spacious hallway with a large walk-in airing cupboard housing the boiler and electrics. There is ample space for typical hallway furniture, and the 24 hour emergency response system is in place. All other doors give access to the living room, shower room and double bedroom.

Living/Dining Room with Balcony

A light and spacious living room with space for a small dining table and chairs. Boasting double glazed patio door to a Southerly facing walk-out balcony overlooking the communal grounds. Power points, TV and phone point, light fittings and fitted carpets. A partially glazed door leads to the Kitchen.

Kitchen

A modern kitchen boasting a range of white gloss wall and base units with complimentary black composite worksurface over. Fitted appliances include; four ring radiant ceramic hob with stainless steel extractor hood and splash back, built in fridge/freezer, microwave and separate built in oven. Sink and drainer unit sits below the south facing window which overlooks the communal grounds.

Double Bedroom

A bright and airy dual aspect, spacious double bedroom, benefiting from having a spacious walk in wardrobe with hanging rails and drawers. Fitted carpets, power points and light fittings.

Shower Room

An modern and extensively tiled wet room style shower room, comprising of; level access walk-in shower with grab rails, WC, vanity unit with sink inset and mirror above, heated towel rail and emergency pull cord.

Lease Information

Lease Length: 999 years from the 1st June 2019

Ground Rent: £435 per annum
Ground Rent Review Date: June 2034

Service Charge (breakdown)

- 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. To find out more about service charges please contact your property consultant or estates manager.

Service Charge: £10,006.73 per annum (for financial year ending 30/09/2025)

Additional Information and Services

- ** Entitlements Service** Check out benefits you may be entitled to, to support you with service charges and living cost's.
- ** Part Exchange ** We offer Part-Exchange service to help you move without the hassle of having to sell your own home.
- ** Removal Service** Get a quote from our Partner Removal Service who can declutter and move you in to your new home.
- ** Solicitors** Get a quote from our panel solicitors who have dealt with a number of sales and purchases and therefore familiar with the McCarthy Stone set up.

FOR MORE INFORMATION CHECK OUR WEBPAGE
ADDITIONAL SERVICES OR SPEAK WITH OUR PROPERTY CONSULTANT

