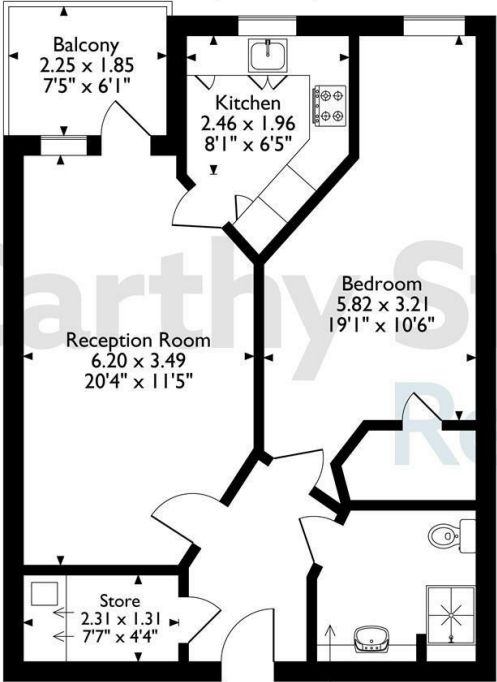


39 Neptune House, 6, Heene Road, Worthing, West Sussex
Approximate Gross Internal Area
60 Sq M/646 Sq Ft



Second Floor

The position & size of doors, windows, appliances and other features are approximate only.
© ehous. Unauthorised reproduction prohibited. Drawing ref. dig/8671352/DST.

Council Tax Band: B



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	81	81
(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	

This floor plan is not drawn to scale and is for illustrative purposes only. Any measurements, floor areas (including any total floor area), openings and orientation are approximate and for guidance only. McCarthy Stone Resales do not take liability for any error, omission or misstatement. All parties must rely on their own inspections. It should not be assumed that any furniture or fittings contained in the photographs are included in any sale. All details referring to time and distances to localities are approximate. Details regarding any common charges and other applicable fees are provided by the seller and should not be relied on without verification and further checks made through a solicitor/conveyancer. Please contact the Property Consultant for further information that Appliances (including central heating) have not been tested, therefore it cannot be assumed that they are in good working order. All interested parties are advised to check availability and make an appointment before travelling to view the property to avoid disappointment or wasted time or travel expenses. The details contained within this brochure are for information purposes only and do not form part of any agreement. All purchases will be subject to contract terms. © All artwork (photos and floorplans) and written content are the sole property and copyright of McCarthy & Stone Resales Limited and are legally protected by UK & International copyright laws. Under no circumstance may you download, reproduce, publish or distribute any content for commercial purposes, without prior written permission from McCarthy Stone Resales. Unauthorised duplication or usage for commercial purposes is prohibited by the Copyright law and will be prosecuted.



39 Neptune House

Heene Road, Worthing, BN11 3FA



Asking price £295,000 Leasehold

A well presented and spacious ONE DOUBLE BEDROOM retirement apartment situated on the SECOND FLOOR. Benefitting from a walk-out SOUTH FACING BALCONY which overlooks the COMMUNAL GARDENS.

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

Call us on 0345 556 4104 to find out more.

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

Neptune House, Heene Road, Worthing

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 will incorporate 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.

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. Plus the spacious landscaped gardens are the perfect place to enjoy peaceful evenings.

The Estate Management team will be on hand 24 hours a day for peace-of-mind, and the dedicated Estates Manager oversees all aspects of the development, from your personal care to buildings maintenance. Our support services are totally flexible, so you'll pay only for the care you use.

The development is fully accessible, with lifts to all floors and level access. You'll also benefit from the added security of a camera entry system.

Residents must be 70 years of age or over to live at Neptune House.

Local Area

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.

Entrance Hallway

A spacious hallway with a walk-in airing cupboard housing the boiler

and electrics. There is 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.

Lounge 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 spacious double bedroom, benefiting from carpets, power points, light fittings. Door opens to a useful walk in wardrobe with hanging rails and shelving.

Shower Room

A modern and extensively tiled wet room style shower room, comprising of; 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 first 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

1 Bed | £295,000

week. Extra care packages available by arrangement (additional charge applies)

Ask about our free entitlements service to find out what benefits you may be entitled to.

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: £10,430.71 per annum (for financial year ending 30/09/2026)

Moving Made Easy & Additional Information/Services

Moving is a huge step, but don't let that hold you back. We have a range of services to help your move go smoothly, including:

- FREE Entitlements Advice to help you find out what benefits you may be entitled.
- Part Exchange service to help you move without the hassle of having to sell your own home.
- Removal Services that can help you declutter and move you in to your new home.
- Conveyancing specialists who are experienced with sales and purchases of McCarthy Stone retirement properties.

For more information check our webpage additional services or speak with our property consultant

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

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

