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23, Neptune House 6 Heene Road

, Worthing, BN11 3FA

Guide price £230,000

Leasehold Council Tax Band C





James & James Estate Agents are delighted to offer for sale this well presented CHAIN FREE property located within the highly desirable Neptune House development.

The accommodation comprises entrance hall, good size lounge/diner with patio door to SOUTH FACING BALCONY, modern kitchen with a range of base and eye level units which house an integrated fridge/ freezer, oven and hob. There is a large DOUBLE BEDROOM with walk in wardrobe, stylish WET ROOM and large airing cupboard.

The property benefits from double glazing throughout with electric opening kitchen window and electric heating. Residents have access to a STUNNING residents lounge, delightful bistro overlooking communal grounds, saloon, laundry room and useful mobility scooter store.

Situated in Heene Road, local shopping facilities are situated just opposite the apartment, and the beach is just a few hundred yards away. Buses serve the area giving access to the town centre, whilst the nearest mainline railway is Worthing giving access to London, Brighton, Chichester and beyond.

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

Lease Information - Lease Length: 999  
years from the 1st June 2019

Ground Rent: £435 per annum

Entrance Hall

Lounge/Diner  
20' x 11'1" (6.10m x 3.38m)







Modern Kitchen  
9'10 x 7'9 (3.00m x 2.36m)

Double Bedroom  
22" x 10" (6.71m x 3.05m )

Walk In Wardrobe

Stylish Wet Room  
6'9 x 6'7 (2.06m x 2.01m)

Large Airing Cupboard

Stunning Landscaped Communal  
Grounds

Residents Parking



## Floor Plan

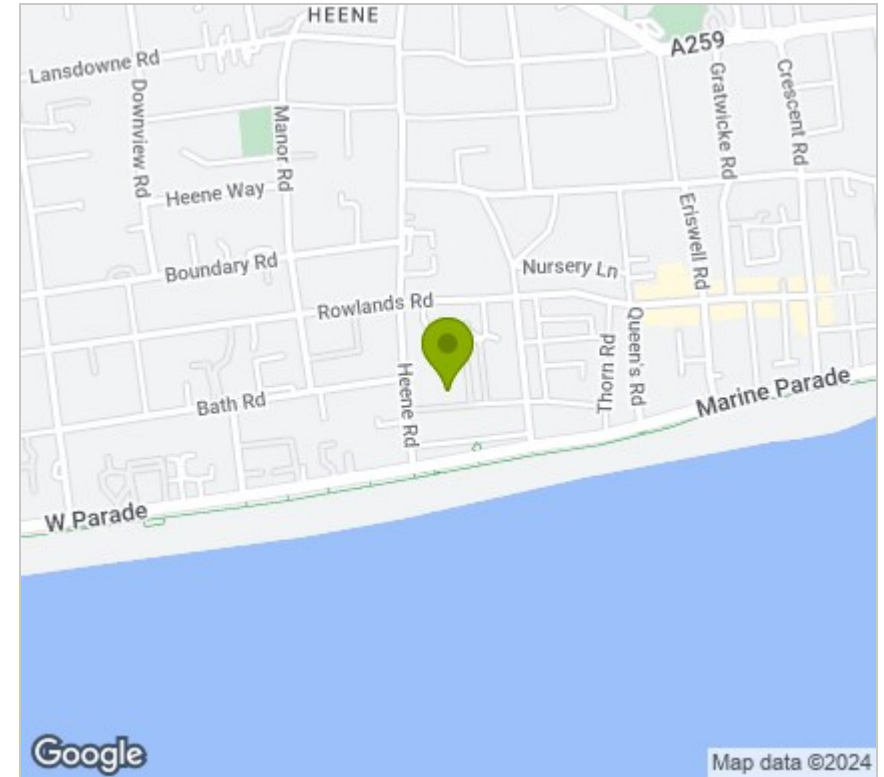


## Viewing

Please contact our James & James Estate Agents Office on 01903 958770 if you wish to arrange a viewing appointment for this property or require further information.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

## Area Map



## Energy Efficiency Graph

