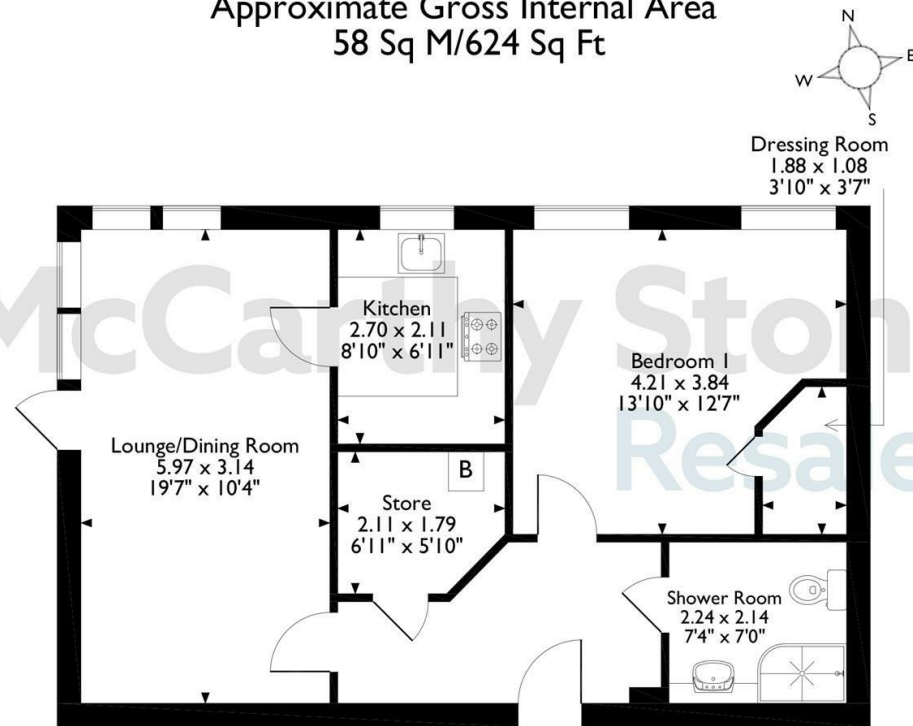


6 Neptune House, 6, Heene Road, Worthing, West Sussex  
Approximate Gross Internal Area  
58 Sq M/624 Sq Ft



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	81	81
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		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. McCarthy & Stone Resales Limited, Trading as McCarthy Stone Resales  
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## 6 Neptune House

Heene Road, Worthing, BN11 3FA



**Asking price £325,000 Leasehold**

A fantastic ONE BEDROOM retirement apartment, situated on the GROUND FLOOR and benefitting from a CORNER POSITION with PATIO SEATING AREA which can be accessed directly from the Living Room and leads to the COMMUNAL GROUNDS beyond.

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

## 1 Bed | £325,000

### Summary

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. 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.

### Local Area

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.

### Entrance Hallway

Benefiting from a large walk-in airing cupboard housing the boiler

and electrics. The hallway provides access to the living room, shower room and double bedroom.

### Living/Dining Room

A superb living/dining room with large floor to ceiling dual aspect windows allowing natural light to flood in. In addition, there is a double glazed door leading to a patio seating area and the communal grounds beyond. Electric fireplace with a marble surround, provides a interesting focal point in the room. Power points, TV and phone point, light fittings. A partially glazed door leads to the Kitchen.

### Kitchen

Boasting modern, white gloss wall and floor mounted units, with black composite worktop over. 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 window over looking the communal gardens. Tiled floor.

### Double Bedroom

A bright and spacious double bedroom boasting two large floor to ceiling windows allowing ample natural light. There is a well proportioned walk-in wardrobe with rails and drawers. Carpets, power points and light fittings.

### Shower/Wet Room

A contemporary wet room style shower room, with tiling to floors and walls. Suite comprises; level access shower with curtain, WC, wash hand basin with vanity unit with mirror over and extractor fan.

### 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. 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)

### Lease Information

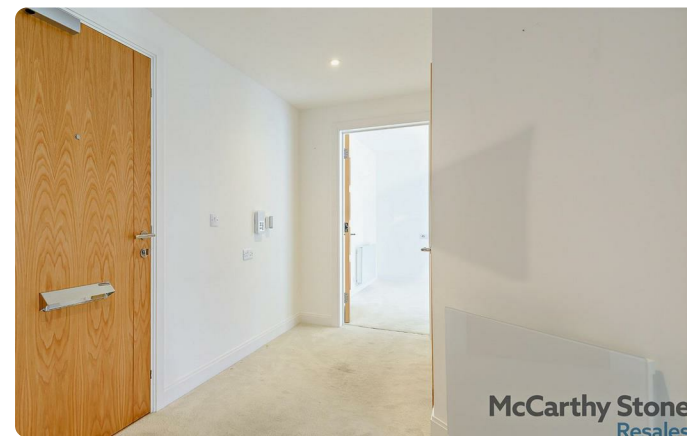
Lease Length: 999 years from the 1st June 2019

Ground Rent: £435 per annum

Ground Rent Review Date: June 2034

### Additional Information & Services

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



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