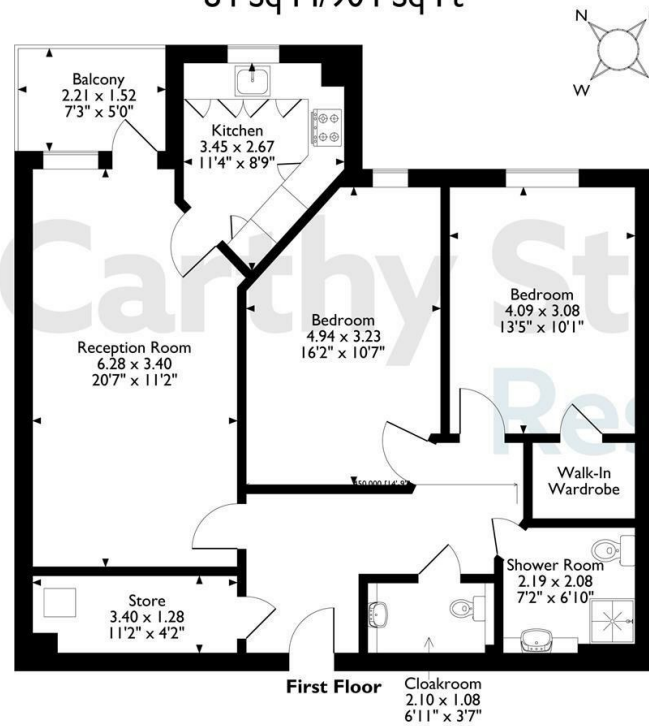


16 Neptune House, 6, Heene Road, Worthing, West Sussex,  
Approximate Gross Internal Area  
84 Sq M/904 Sq Ft



The position & size of doors, windows, appliances and other features are approximate only.  
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Council Tax Band: C



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B	83	83
(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	

## 16 Neptune House

Heene Road, Worthing, BN11 3FA



**Asking price £380,000 Leasehold**

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

A well presented and spacious TWO DOUBLE BEDROOM retirement apartment, situated on the FIRST FLOOR and boasting a fantastic WALK-OUT BALCONY, directly accessed from the Living Dining room.

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.**

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Registered in England and Wales No. 10716544



# Neptune House, Heene Road, Worthing

## 2 Bed | £380,000

### 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 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 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 are on hand 24 hours a day and there is an Estates Manager overseeing all aspects of the development, from your personal care to buildings maintenance. You 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

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

Front door with spy-hole open into the entrance hallway. There is ample space for typical hallway furniture, and the 24 hour emergency response system is in place. Door to a large walk-in airing cupboard, housing the boiler and electrics. All other doors

give access to the living room, shower room, guest cloaks/WC and both bedrooms.

### Guest Cloaks/WC

Boasting a wash hand basin, vanity unit with mirror over and WC.

### 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 opening to a walk-out balcony. 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 work surface 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 window.

### Bedroom One

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

### Bedroom Two

A well-proportioned second double bedroom with carpets, power points, TV point, and light fittings. This spacious room could alternatively be used as a second reception room, hobby room or study.

### Shower Room

A 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: 999 years from the first 1st June 2019

Ground rent: £510 per annum

Ground rent review Date: 1st 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 is £13,549.59 for the financial year ending 30/09/2026.

- 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.

### Additional Information & Services

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

\*\* Entitlements Service\*\* Check out benefits you may be entitled to.

\*\* 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

