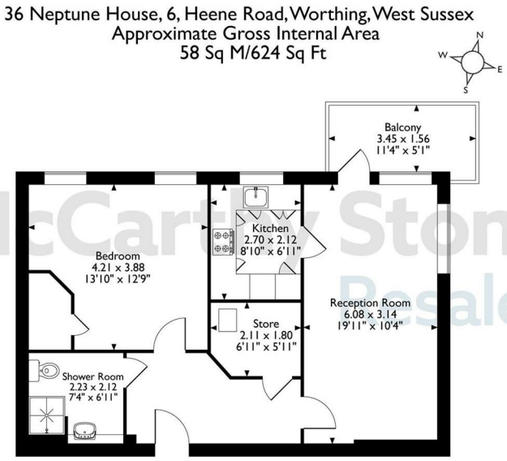
Excellent

Trustpilot

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Resales.

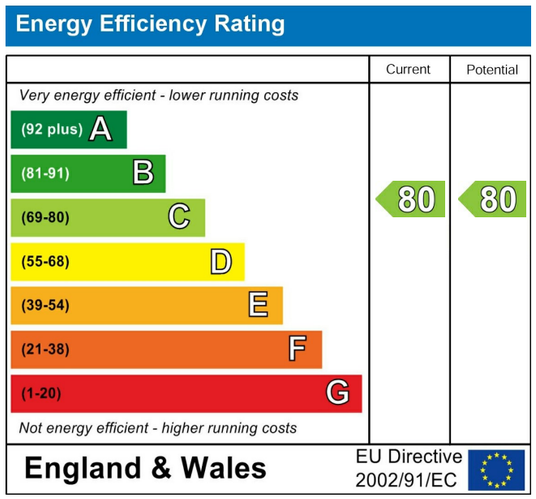
36 Neptune House, 6, Heene Road, Worthing, West Sussex
Approximate Gross Internal Area
58 Sq M/624 Sq Ft



Second Floor

The position & size of doors, windows, appliances and other features are approximate only.
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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. 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, wasted time or travel expenses. The details contained within this brochure 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.

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Registered in England and Wales No. 10716544

The Property Ombudsman







36 Neptune House

Heene Road, Worthing, BN11 3FA

1 1 Council Tax Band: C

Looking for the perfect retirement property? If you like the idea of living in a close-knit community, with support on hand should you need it, then 36 Neptune House could be the ideal place for you. Contact our team to arrange an appointment to view.

Asking price £249,000
Leasehold

0345 556 4104
resales@mccarthyandstone.co.uk
mccarthyandstoneresales.co.uk

Why you'll love living here:

- Bright & spacious one bedroom apartment
- Great views from the living room and balcony
- Double bedroom with walk in wardrobe
- Social homeowners' Lounge
- Bistro restaurant on site
- Welcoming community
- Beautifully maintained gardens
- Flexible care and support available
- Weekly domestic support included
- 24/7 onsite support

McCarthy & Stone
Resales.

Trustpilot Rated Excellent

36 Neptune House, Worthing

1 | 1 | Asking price £249,000

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.

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.

Property Overview

A superb second floor, one bedroom apartment, in great condition. Boasting a generously sized living and dining room offering an excellent space for relaxing and entertaining. Bathed in natural light, with full length dual aspect windows and double glazed patio doors which open onto a walk-out balcony.

A modern fitted kitchen featuring a range of contemporary high-gloss wall and base units complemented by wood-effect work surfaces, and equipped with an integrated fridge/freezer, oven and microwave, induction hob with extractor hood over.

The bright and spacious double bedroom, has two full length windows, and benefits from a large walk-in wardrobe with shelving and hanging rails, providing excellent storage space. The apartment also offers a stylish fully tiled wet room comprising a WC, wash hand basin set within a vanity unit, and mirrored storage cabinet above.

The Bistro

Serving everyday classics and tempting treats, the subsidised chef-run restaurant at Neptune House serve freshly prepared food all year round. Perfect for those days when you don't feel like cooking or when guests come to visit.

Landscaped Gardens

One of the main social hubs of Neptune House is the large patio area in the communal garden. This space is enjoyed by many of the homeowners throughout the year. Best of all, Your McCarthy Stone take care of all the maintenance, leaving you free to relax and enjoy the beautiful gardens blossom and bloom throughout the seasons.

Social Lifestyle

The Communal Lounge is at the heart of the community at Neptune House and is where the majority of social gatherings take place. They're a perfect opportunity to meet your neighbours and make new friends, but there's never any obligation to join in, you can socialise as much or as little as you want.

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, 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: £10,858.43 per annum (for financial year ending 30/09/2027)

Leasehold

Lease Length: 999 years from the 1st June 2019
Ground Rent: £435 per annum
Ground Rent Review: 1st June 2034

Additional Information

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

Car Parking

Car parking spaces can be purchased at Neptune Court for an additional cost. There is allocated visitors spaces for guests.

Moving Made Easy

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 to.
- 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 speak with our Property Consultant today.







