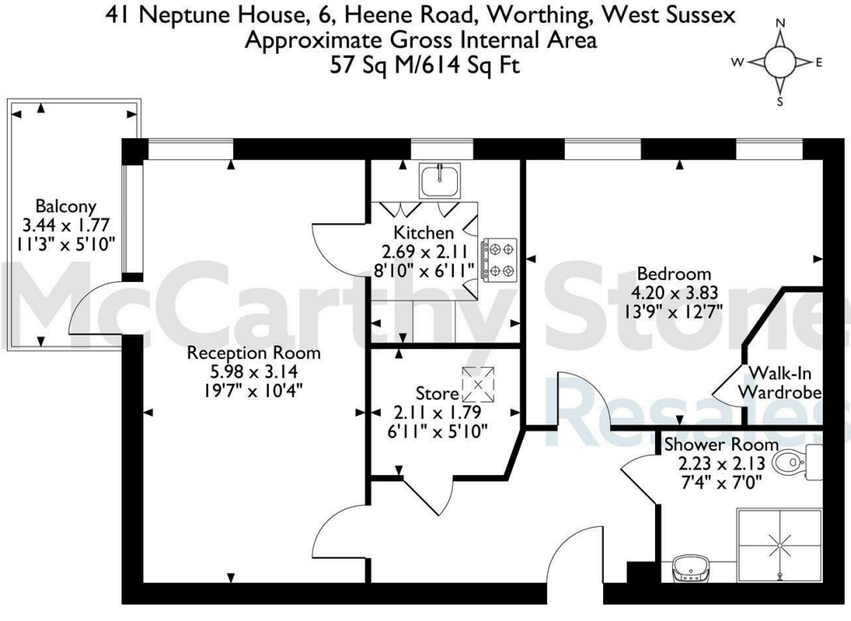
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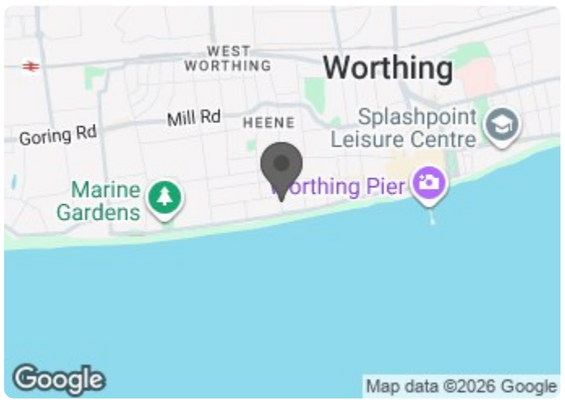
41 Neptune House, 6, Heene Road, Worthing, West Sussex
Approximate Gross Internal Area
57 Sq M/614 Sq Ft

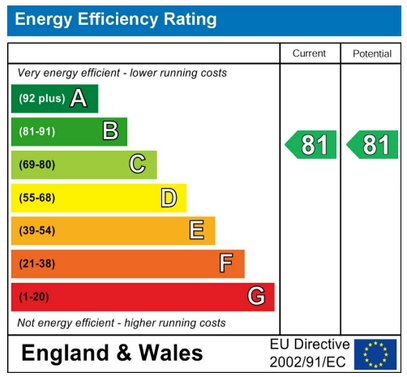


Second Floor

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





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The Property Ombudsman

McCarthy Stone
Resales

41 Neptune House

Heene Road, Worthing, BN11 3FA







Asking price £290,000 Leasehold

A superb, bright and spacious ONE DOUBLE BEDROOM retirement apartment situated on the SECOND FLOOR. Benefitting from a CORNER POSITION, with a walk-out WEST 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

1 Bed | £290,000

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 particularly light, airy and spacious living/dining room boasting a corner position with large dual aspect windows and double glazed patio door leading to the well proportioned West facing walk-out balcony, which overlooks the communal gardens. Power points, TV and phone point, light fittings and carpeted floor. A partially glazed door leads to the Kitchen.

Kitchen
Modern kitchen boasting a range of white gloss wall and floor mounted units with black composite worktop over. Sink with draining unit sits below the window which overlooks the communal gardens. Built in appliances include; fridge/ freezer, microwave, oven and four ring radiant ceramic hob with a stainless steel extractor fan over. Tiled floor.

Double Bedroom
A bright and spacious double bedroom benefiting from a walk in wardrobe, housing rails and drawers. Carpeted floor, power points, light fittings and two large windows overlooking the communal gardens.

Shower/Wet Room
Extensively tiled and modern wet room style shower room, comprising of; level access shower with grab rail and curtains, 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: £10,858.43 per annum (for financial year ending 30/09/2027)

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

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







