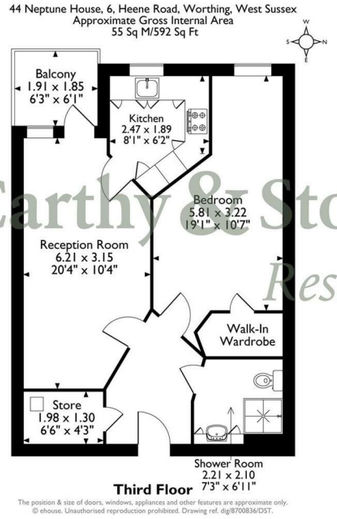
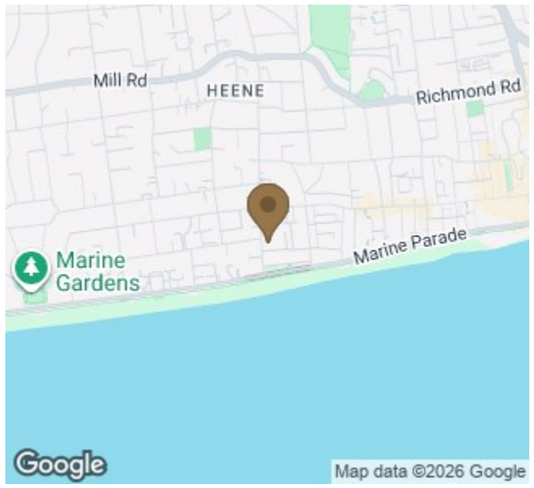
Excellent

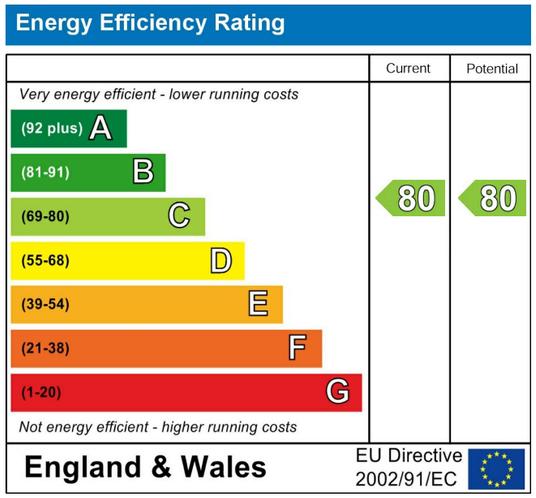
Trustpilot

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44 Neptune House

Heene Road, Worthing, BN11 3FA

1 1 Council Tax Band: B

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 44 Neptune House could be the ideal place for you. Contact our team to arrange an appointment to view.

Asking price £255,000
Leasehold

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

Why you'll love living here:

- PLEASE CONTACT MCCARTHY STONE RESALES FOR MORE INFORMATION
- MUST BE VIEWED - EXCLUSIVE DEVELOPMENT
- 1 BEDROOM APARTMENT
- RETIREMENT LIVING PLUS DEVELOPMENT
- VERY WELL PRESENTED, BRAND NEW CARPETS, IMMACULATE APARTMENT
- CORNER APARTMENT
- PRIVATE BALCONY
- FANTASTIC ON SITE FACILITIES
- ON SITE TABLE SERVICE RESTURANT
- MANICURED COMMUNAL GARDENS

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Registered in England and Wales No. 10716544

The Property Ombudsman

McCarthy & Stone
Resales.

Trustpilot Rated Excellent

44 Neptune House, Worthing

1 | 1 | Asking price £255,000

Neptune House

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.

Hallway

The hallway provides access to the living room, the shower room and the bedroom. Benefiting from a large walk in airing cupboard housing the boiler and electrics.

Living Room

A bright west facing lounge offering ample space for both relaxing and dining, with large window incorporating a French door that leads to a private balcony with views over the landscaped communal gardens. Partially glazed double doors lead through to the separate kitchen.

Kitchen

Comprises of white gloss wall and floor mounted units, a black composite worktop, a 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 west facing window over looking the communal gardens.

Bedroom

A spacious west facing bedroom with garden views and a door leading to a walk in wardrobe with rails and drawers.

Shower Room

The floor and walls are tiled, WC, wash hand basin with vanity unit and mirror over, extractor fan, shower.

Lease Information

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

SERVICE CHARGE

What your service charge pays for:
• Estate Manager who ensures the development runs smoothly
• CQC Registered care staff on-site 24/7 for your peace of mind
• 1 hour cleaning / domestic assistance per week, per apartment
• 24hr emergency call system
• Monitored fire alarms and door camera entry security systems
• Maintaining lifts
• Heating and lighting in communal areas
• The running costs of the onsite restaurant
• Cleaning of communal areas
• Cleaning of windows
• Maintenance of the landscaped gardens and grounds
• Repairs & maintenance to the interior communal areas
• Contingency fund including internal and external redecoration of communal areas
• Buildings insurance, water and sewerage rates
The service charge does not cover external costs such as your Council Tax, electricity or TV. Find out more about service charges please contact your Property Consultant or Estate Manager.
Service Charge: £10,858.43 per annum (for financial year ending 30/09/2027)

Moving Made Easy & Additional Information

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.
• 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 CHECK OUR WEBPAGE ADDITIONAL SERVICES OR SPEAK WITH OUR PROPERTY CONSULTANT

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













