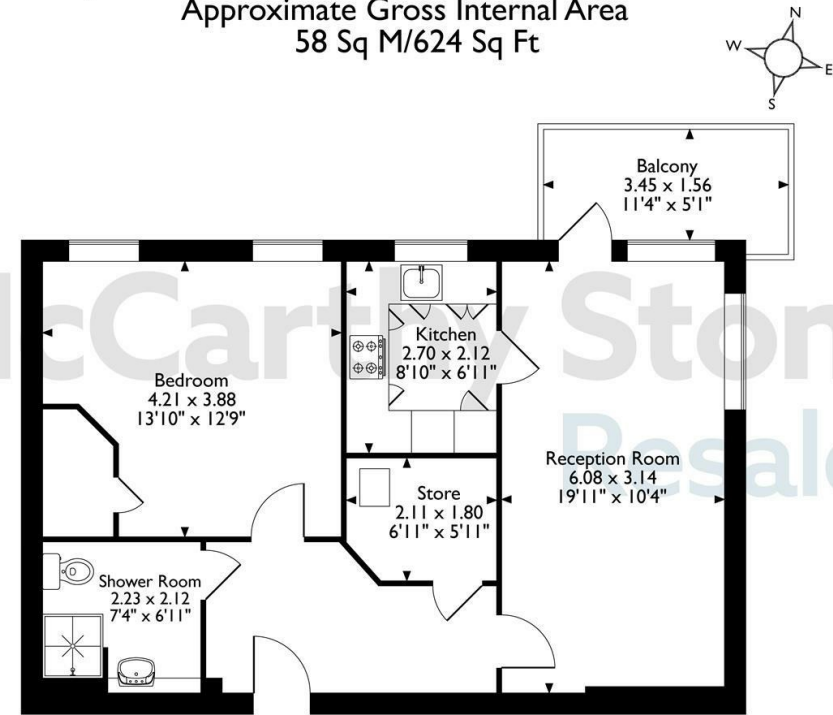


36 Neptune House, 6, Heene Road, Worthing, West Sussex  
Approximate Gross Internal Area  
58 Sq M/624 Sq Ft



Second Floor

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



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	80	80
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	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. Unauthorised duplication or usage for commercial purposes is prohibited by the Copyright law and will be prosecuted.



## 36 Neptune House

Heene Road, Worthing, BN11 3FA



Asking price £325,000 Leasehold

SUPERBLY PREPARED FOR MARKETING - One bed Retirement Apartment offered in LIKE NEW CONDITION boasting a large BALCONY with views of the gardens and local area.

Neptune House, a McCarthy Stone retirement development is nestled in Worthing and provides landscaped gardens, an on-site Bistro and Homeowner's Lounge where social events take place.

\*Entitlements Advice and Part Exchange available\*

Call us on 0345 556 4104 to find out more.

resales@mccarthyandstone.co.uk | mccarthyandstoneresales.co.uk



# Neptune House, Heene Road, Worthing

### 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.

### 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 Hall

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.

### Kitchen

A fully fitted modern kitchen with a range of wall and base cabinets finished in a sleek high gloss with a wooden effect



laminated work surface over. Four ring induction hob with a stainless steel extractor fan over and splash back. Integrated fridge/freezer, single oven with integrated microwave seated above. Stainless steel sink with chrome mixer tap sits below the double glazed window.

### Living Area

A generously sized living area providing ample room for dining. A double glazed patio door provides access to the spacious walk out balcony which corners the apartment. Raised power sockets and tv points for convenience. A partially glazed door leads onto a separate kitchen.

### Bedroom

A bright and spacious double bedroom, neutrally decorated and carpeted throughout. Raised power points for convenience. Ceiling light point. This room boasts a walk in wardrobe with shelves and hanging rails for ample clothes storage.

### Wet Room

A modern wet room tiled from floor to ceiling. The suite comprises of a WC, wash hand basin with vanity unit and illuminated mirror cabinetry above. Chrome wall mounted thermostatic shower with chrome grab rails and curtain surround.

### 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,



## 1 Bed | £325,000

exterior property maintenance and gardening. To find out more about service charges please contact your property consultant or estates manager.

Service Charge: £10,006.73 per annum (for financial year ending 30/09/2025)

Check out benefits you may be entitled to supporting you with service charges and living costs. (often offset by Government Entitlements eg Attendance Allowance £3,500-£5,200)'.

### Leasehold

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

### 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 to that can assist with service charges or living costs.
- 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

