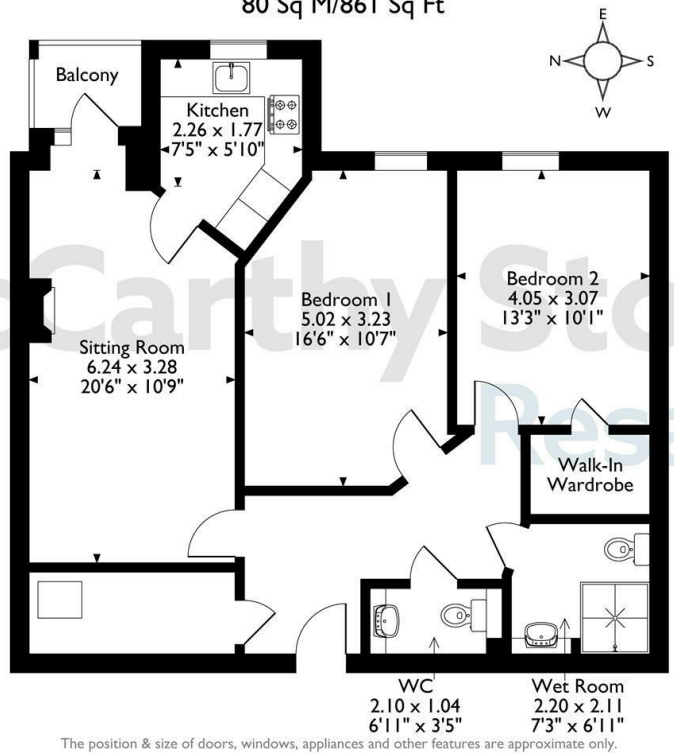


31 Neptune House, 6, Heene Road, Worthing, West Sussex  
Approximate Gross Internal Area  
80 Sq M/861 Sq Ft



Council Tax Band: C



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	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.



## 31 Neptune House

Heene Road, Worthing, BN11 3FA

PRICE  
REDUCED



PRICE REDUCTION

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 SECOND 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.

# 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 spyhole and letter box leads to the spacious entrance hall, where the 24 hour emergency response call system is in place. Illuminated light switches and smoke detector. From the hallway there is a door to a large walk in storage and airing cupboard. Doors lead to the bedrooms, living room, shower room and guest cloaks/WC.

### Living Room (with Balcony)

A well presented and spacious living/dining room benefitting from a glazed patio door with window to side opening onto a balcony. In addition, the room benefits from a modern feature fireplace which acts as a lovely focal point. Two ceiling light points, raised power points. Sky & Sky+, TV & telephone points.

### 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 very generously proportioned double bedroom with TV and phone point and ceiling lights, and full length window allowing maximum natural light to flood in.

### Bedroom Two

A second spacious double bedroom with door to a large walk-in wardrobe with shelving and hanging rails. TV and phone point and ceiling lights, full length window allowing maximum natural light to flood in.

### Shower Room

Modern suite comprising of; close-coupled WC, vanity wash-hand basin with fitted furniture surround including storage below, walk-in level access shower with thermostatically controlled shower and grab rails. Extensively tiled walls and wet room flooring, electric heated towel rail, emergency pull cord and ceiling spot light.

### Guest WC/Cloakroom

A useful addition to the apartment, being tiled and fitted with suite comprising of; low level WC, ladder style heated towel rail, wash hand basin and mirror above.

### Lease Information

Lease: 999 years from the first 1st June 2019  
Ground rent: £510 per annum  
Ground rent review: 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
- Includes one hour of domestic assistance per a week. Extra care packages available by arrangement (additional charge applies)

The annual service charge is £13,549.59 for the financial year ending 30/06/2026.

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

PRICE  
REDUCED

