



Heene Road, Worthing



Asking Price
£323,000
Leasehold

- Beautiful Retirement Property
- Highly Sought After Heene Road Location
- Large Lounge / Dining Room
- Modern Kitchen & Shower Room
- Landscaped Communal Gardens
- Unrivalled Range of On-Site Amenities
- Just Yards From the Seafront
- EPC Rating - B
- Walk-in Wardrobe
- Residents Parking

Robert Luff & Co are delighted to offer to market this beautiful newly built third floor retirement apartment, built to a wonderfully high standard and benefiting from extensive amenities within the development including a bistro restaurant, an essentials shops, hair and nail salon and laundry room to name a few. Neptune House, situated just a stone's throw from the seafront in popular Heene Road offers retirement living at it's finest, modern apartments in an idyllic setting with excellent facilities.

Peace of mind is guaranteed with 24 hour support, a team on-hand and care packages that can be tailored to your needs. The management team also helps to co-ordinate social events, build a community and ensure the developments run smoothly.

This modern apartment offers entrance hall, spacious lounge / dining room with a balcony coming off, beautiful contemporary kitchen, shower room and double bedroom boasting a walk-in wardrobe. Other benefits include residents off road parking, landscaped communal gardens and a huge range of available options to allow you to make the most of your retirement.

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Accommodation

Communal Entrance

Stairs and lift to third floor, oak front door through into:

Hallway

Tunstall entry and call system. Large walk-in airing cupboard with slatted shelving, Gledhill hot water tank, electric consumer unit.

Lounge 20'8 x 11'1 (6.30m x 3.38m)

Network point, Dimplex wall heater, double glazed window and door to balcony, media point, glass panel door to kitchen.

Balcony

Glass panel enclosed balcony with Southerly aspect and Westerly views.

Kitchen 9'9 x 8'1 (2.97m x 2.46m)

A wide range of high gloss wall and base units, wood effect work surfaces, Blanco black sink unit with mixer tap, pan drawer, Neff electric hob with extractor fan above, Neff integrated microwave, Neff oven with retractable door, integrated fridge freezer, tiled floor, double glazed window with Southerly aspect, tiled floor.

Bedroom 19'1 max x 11'0 max (5.82m max x 3.35m max)

Double glazed window with Southerly aspect, walk-in dressing room with three hanging rails, drawers and shelving, automatic light, TV point, network point, electric wall heater.

Shower Room

Concealed cistern W.C., wash hand basin with mixer tap inset to vanity unit, electric towel rail, tiled floor and walls, shaver point, walk-in wet room shower fitted bar shower with curtain, downlighters.

Communal Gardens

Allocated Off Road Parking

Available to purchase at an additional cost.

McCarthy & Stone Information

McCarthy & Stone have been awarded the maximum 5 Star rating for customer satisfaction in the Home Builders Federation survey for the last 13 years. These beautiful retirement apartments are built to a wonderfully high standard and have extensive amenities within the development allowing you to make the most of your retirement.

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On-Site Facilities

Facilities include:

- A fantastic Bistro-restaurant with varied daily dishes
- Access to two elegant homeowners lounges
- Essentials Shop
- Hair and nail salon
- A Guest Suite for family and friends
- Landscaped gardens
- Residents car parking
- Camera entry system
- Electric vehicle charging
- Laundry Room
- Mobility Scooter Charging Area

Disclaimer

Please note the photographs and description may not relate to the exact flat in question. Taken from show flats.

Rental Options

McCarthy & Stone also offer rental options on various apartments - please inquire separately if you interested in renting.

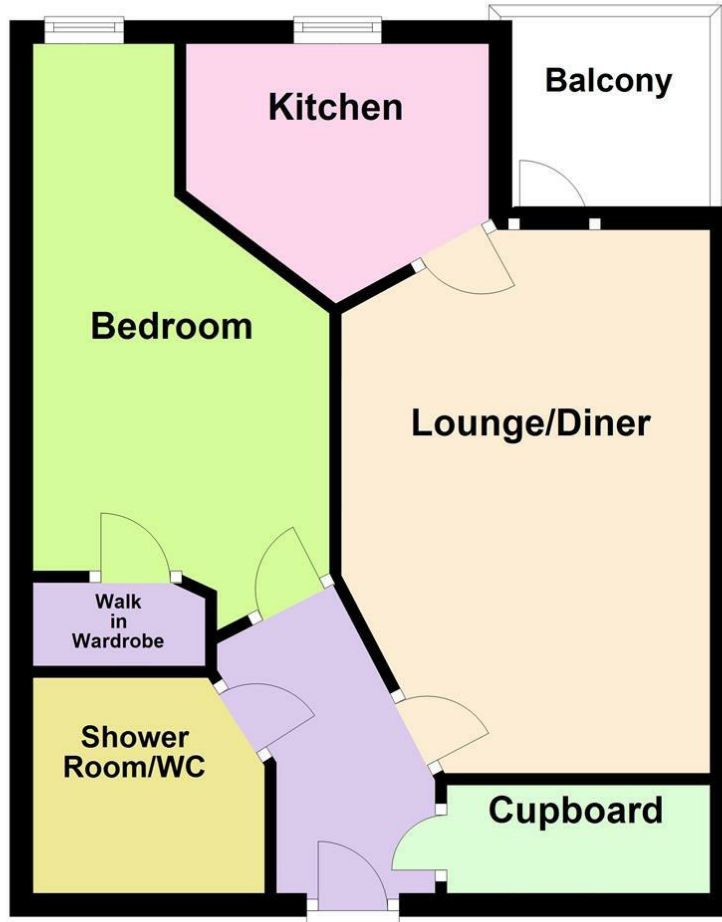


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Floor Plan



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(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		

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales	EU Directive 2002/91/EC		

The information provided about this property does not constitute or form any part of an offer or contract, nor may it be regarded as representations. All interested parties must verify accuracy and your solicitor must verify tenure/lease information, fixtures and fittings and, where the property has been extended/converted, planning/building regulation consents. All dimensions are approximate and quoted for guidance only as are floor plans which are not to scale and their accuracy cannot be confirmed. References to appliances and/or services does not imply that they are necessarily in working order or fit for the purpose.