



## Heene Road, Worthing



Asking Price  
£315,000  
Leasehold

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

Robert Luff & Co are delighted to offer to market this beautiful newly built first 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 its 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.

T: 01903 331247 E: [info@robertluff.co.uk](mailto:info@robertluff.co.uk)  
[www.robertluff.co.uk](http://www.robertluff.co.uk)

Robert  
Luff & Co  
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## Accommodation

### Communal Entrance

Communal stairs and lift to fourth floor, front door with spy hole into:

### Entrance Hall

Wall mounted telecom system, walk-in storage cupboard housing tanks and meters, skimmed ceiling, spotlights, door into:

### Lounge / Dining Room 20'1 x 10'3 (6.12m x 3.12m)

A beautiful feature 'L' shaped glass window wall enjoying stunning views over the roof tops and over the South downs, wall mounted heater, TV point, telephone point, pace for table and chairs, skimmed ceiling.

### Balcony

Glass enclosure with decking, space for table and chairs.

### Kitchen 8'9 x 7'0 (2.67m x 2.13m)

Double glazed window to side aspect enjoying stunning views over the South downs, single sink unit with mixer tap and drainer, matching range of high gloss wall and base units, built in Neff eye-level double oven, Neff four ring gas hob with splash back and stainless steel extractor hood, integrated fridge freezer, tiled floor, under-pelmet lighting, skimmed ceiling.

### Bedroom 13'8 x 12'6 (4.17m x 3.81m)

Two full length double glazed windows to side aspect, enjoying stunning views over the downs, wall mounted radiator, TV point, telephone point, space for wardrobes, door to walk-in wardrobe with fitted drawers, hanging space and shelving.

### Bathroom

Walk-in wet room style shower with curtain enclosure, wall mounted wash hand basin with chrome mixer tap inset to vanity unit with shelving and cupboard below, mirror above, low level flush W.C, tiled floor, part tiled walls, skimmed ceiling, spotlights.

### Communal Gardens

### Available 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.

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.

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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.



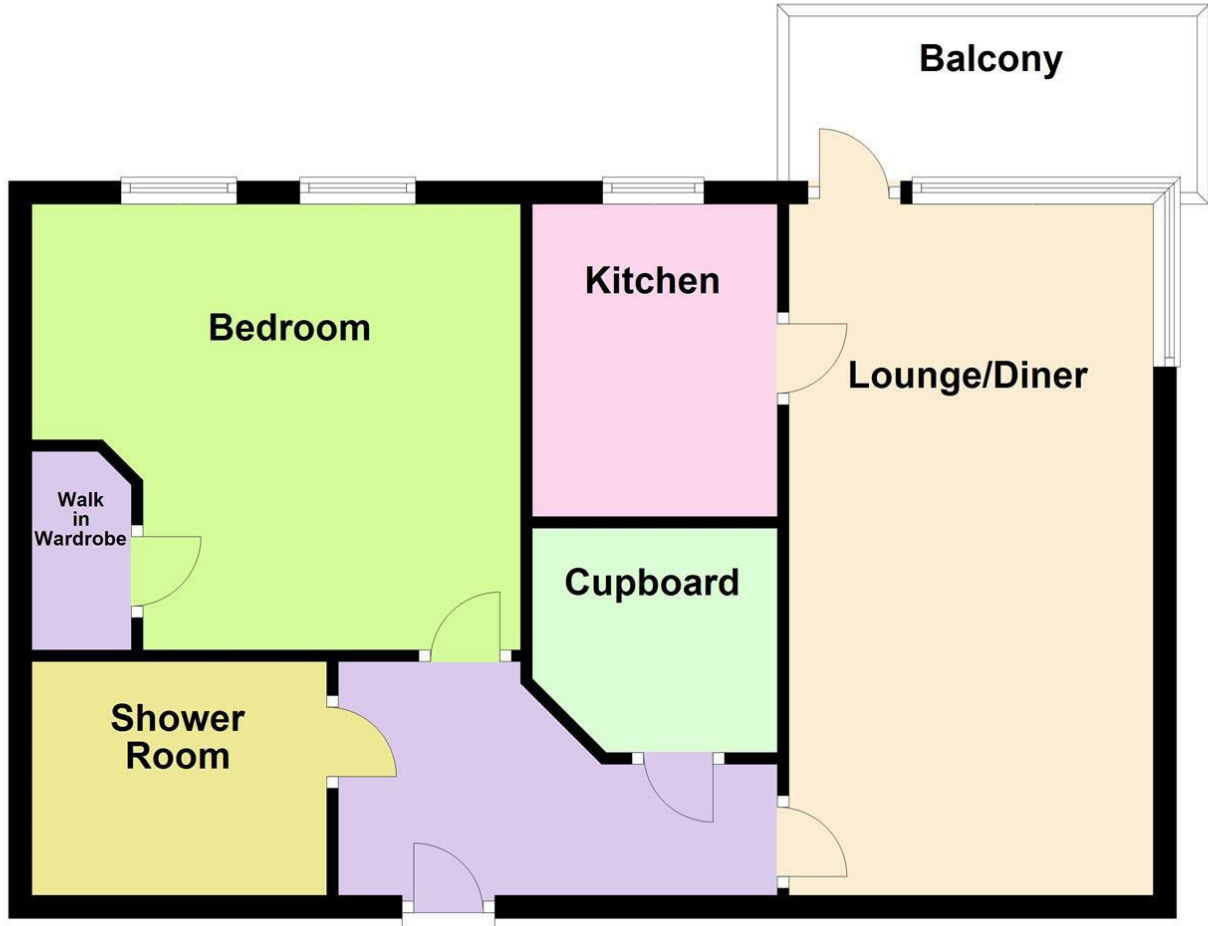


30 Guildbourne Centre, Worthing, West Sussex, BN11 1LZ  
T: 01903 331247 E: info@robertluff.co.uk  
www.robertluff.co.uk





## Floor Plan



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	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(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 environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>		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.