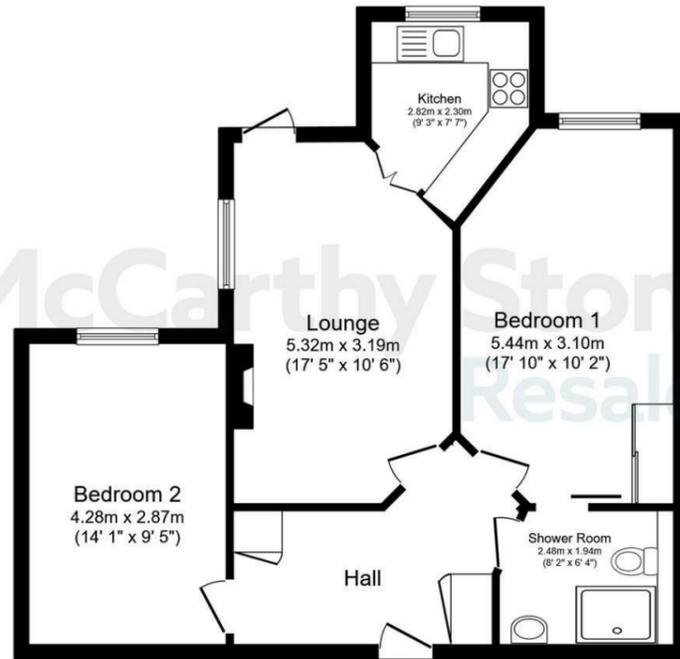


46 Claridge House

Church Street, Littlehampton, BN17 5FE



Total floor area 63.9 sq.m. (688 sq.ft.) approx
 This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

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 | 85 |
| (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 | | |

Asking price £215,000 Leasehold

ENJOY LUNCH ON US WHEN YOU TAKE A TOUR OF CLARIDGE HOUSE - BOOK NOW!

A light and spacious TWO bedroom apartment situated on the SECOND floor with LIFT access. This apartment boasts a fully fitted kitchen with INTEGRATED APPLIANCES, wet room, TWO DOUBLE bedrooms and living area with ample room for dining. Claridge House, a McCarthy Stone retirement development is nestled in Littlehampton and features an on-site bistro, landscaped gardens 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

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Claridge House, Church Street, Littlehampton

Development Overview

Claridge House is an Retirement Living Plus development (formally assisted living) built by McCarthy & Stone, designed specifically for the over 70s and comprising 58 one and two bedroom apartments with lifts to all floors.

There is an Estate Manager who leads the team and oversees the development for peace-of-mind. Communal facilities include; a homeowners lounge where social events and activities take place, a fully equipped laundry room, a well-being suite and a restaurant which is table service and serves freshly prepared meals daily. If your guests wish to stay, there is guest suite accommodation which can be booked (fees apply).

In addition, there is a 24 hour emergency call system provided by a personal pendant and call points in the bedroom and bathroom, as well as onsite management 24 hours a day. One hour of domestic support per week is included in the service charge at Claridge House with additional services including care and support available at an extra charge. However, this can be from as little as 15 minutes per session which can be increased or decreased to suit your needs.

Local Area

Claridge House is situated in Littlehampton on Church Street, within 200 meters of the pedestrianized High Street. Visitors can enjoy the many beaches, parks, harbour and marina areas. Littlehampton has excellent transport links and is ideally located for visiting the many delightful towns in the surrounding area.

Entrance Hall

A large entrance hall with walk-in storage/airing cupboard. Illuminated light switches, apartment security door entry system and intercom. Emergency pull cord. Doors lead to living room, bedrooms and shower room.

Living Dining Room

A generously sized living area with ample room for dining. This room benefits from a large double glazed window which allows ample natural daylight to flood the room and a feature fireplace which provides a lovely focal point in the room. TV and telephone points. Two ceiling lights. Fitted carpets, raised electric power sockets for convenience. Partially glazed double doors lead onto a separate kitchen.

Kitchen

A fully fitted kitchen with a range of wooden effect base and wall cabinets for ample storage with roll top laminate worksurfaces over. Waist height oven (for convenience), ceramic hob and extractor hood over, tiled splash backs and integrated fridge/freezer. Tiled flooring throughout and ceiling spotlights.

Master Bedroom

Spacious double bedroom with a large in built wardrobe with a hanging rail and shelves for ample clothes storage and mirrored sliding doors. Two ceiling light points, raised power sockets, TV and BT points. Sliding door leads to the Shower Room.

Bedroom Two

A generously sized double bedroom which is neutrally decorated throughout and has the potential to be utilised as a study, hobby room or additional dining area. Raised power sockets for convenience, two ceiling light points and large double glazed window allowing natural light to flood the room.

Shower Room

A 'Jack and Jill' style shower room accessed from both the hallway and master bedroom. Tiled and fitted with suite comprising; walk-in shower with grab rails, WC, wash basin and mirror above. Chrome wall mounted heated towel rail. 24/7 emergency pull cord.

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
- 1 Hours domestic assistance per a week is included in the service charge.

Check out benefits you may be entitled to supporting you with

2 bed | £215,000

service charges and living costs. (often offset by Government Entitlements eg Attendance Allowance £3,500-£5,200)'.
Service charge £13,745.04 per annum (for financial year ending 31/03/2026)

Service charge £13,745.04 per annum (for financial year ending 31/03/2026)

Lease Information

Lease: 125 years from 1st June 2011

Ground rent: £200 per annum

Ground rent review: 1st Jun 2026

Car Parking (Permit Scheme)

Parking is by allocated space subject to availability. The fee is usually £250 per annum, but may vary by development. Permits are available on a first come, first served basis. Please check with the Estates Manager on site for availability.

Additional Information & Services

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

- Fibre to the cabinet broadband available
- Mains water and electricity
- Electric room heating
- Mains drainage

