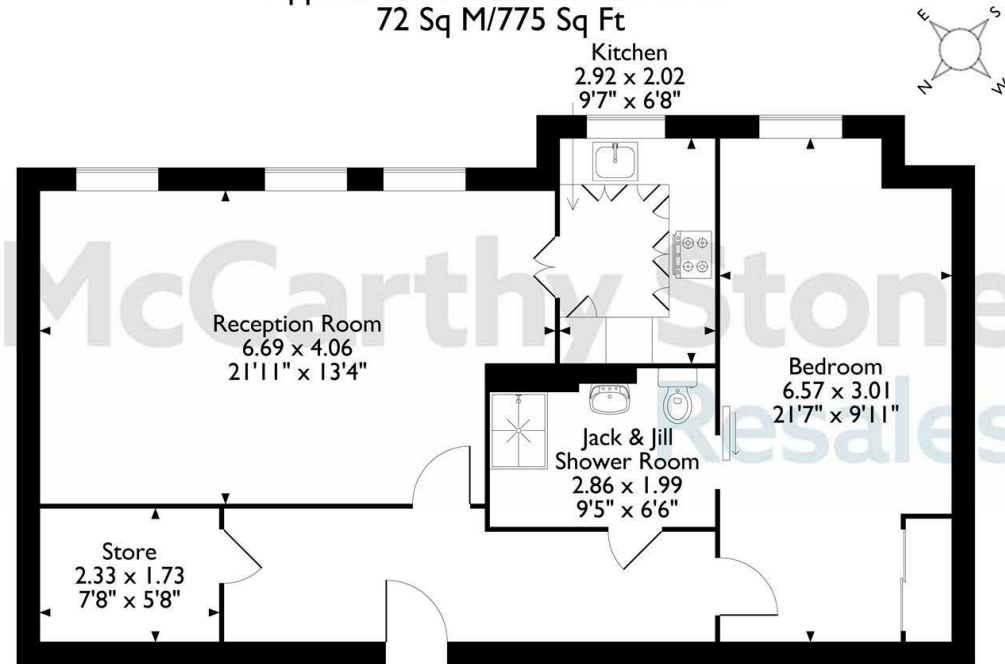
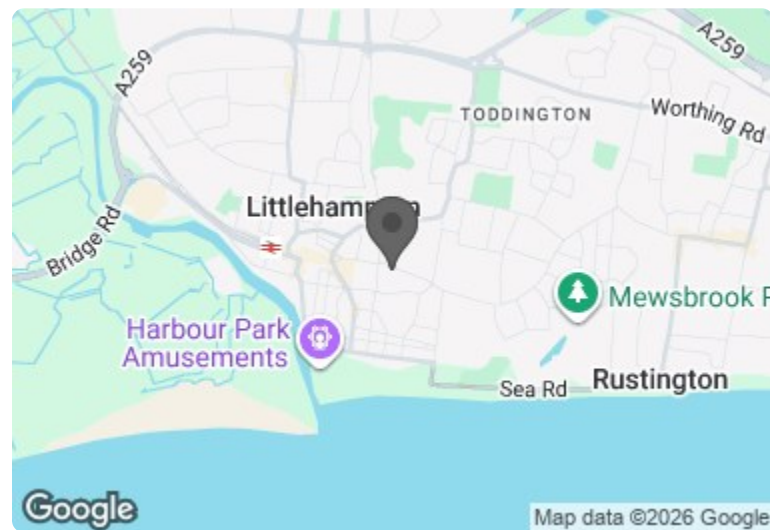


Claridge House, Flat 40, 14, Church Street, Littlehampton, West Sussex  
Approximate Gross Internal Area  
72 Sq M/775 Sq Ft



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



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(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>		
<i>Not energy efficient - higher running costs</i>		
<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.

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**40 Claridge House**

Church Street, Littlehampton, BN17 5FE



**PRICE REDUCTION**

**Offers in the region of £165,000 Leasehold**

A light and spacious larger than average one bedroom apartment situated on the first floor floor with a sunny SOUTH EAST facing aspect. This apartment features a generous living space with plenty of room for both a dining area and comfortable seating, all beautifully enhanced by three large windows that fill the room with natural light.

The SUPERB COMMUNAL FACILITIES include; a HOMEOWNERS LOUNGE where social events take place, a SUBSIDISED TABLE SERVICE RESTAURANT serving fresh meals daily, a WELL-BEING SUITE, a GUEST SUITE for visiting family and friends, lift access to all floors and more! In addition, ONE HOUR OF DOMESTIC ASSISTANCE PER WEEK is included in the service charge.

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

**Call us on 0345 556 4104 to find out more.**

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

# Claridge House, Littlehampton, West

1 Bed | £165,000

PRICE  
REDUCED

## Development Overview

Claridge House is a Retirement Living Plus development (formally assisted living) built by McCarthy & Stone, designed specifically for the over 70s. This development comprises 58 one- and two-bedroom apartments with lifts to all floors. There is an Estate Manager who leads the team and oversees the development.

Communal facilities include homeowners lounge where social events and activities take place, a fully equipped laundry room, a well-being suite (including hairdresser), and a subsidised 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).

There is a 24-hour emergency call system provided by a personal pendant, call points in every room, on-site 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. This can be from as little as 15 minutes per session and can be increased or decreased to suit your needs. Claridge House is situated in Littlehampton on Church Street, within 200 meters of the pedestrianized High Street. Visitors can enjoy the many beaches, parks, the harbour and marina. Littlehampton has excellent transport links and is ideally located for visiting the many delightful towns in the surrounding area.

## Entrance Hall

Large entrance hall. Illuminated light switches, apartment security door-entry system and intercom. Emergency pull cord. Doors lead into the living room, bedroom and shower room.

## Living/Dining Room

A standout feature of the apartment is the bright and airy living space, enhanced by three windows that offer a pleasant side aspect and an abundance of south east facing natural light. The room comfortably accommodates both dining and relaxed seating areas. For added convenience, it includes raised electrical sockets, along with TV and BT points. Partially glazed double doors lead to the kitchen.

## Kitchen

A fully fitted kitchen with a range of wooden effect wall and base units for ample storage with complimentary laminate worksurfaces over. Built in appliances include; electric waist

height oven (for minimal bend), four ring electric hob, extractor hood and fitted fridge/freezer. Sink and drainer unit sits below the electronically operated window. Tiled floor throughout.

## Bedroom

Generously sized double bedroom with a south east facing window allowing ample light. The room has the benefit of a built in wardrobe with mirrored sliding doors. Raised power points, TV and BT points for convenience. Door to shower room.

## Jack & Jill En-suite shower room

Wet room style shower room, extensively tiled and fitted suite comprising; walk-in level access shower, WC, wash basin and mirror above. Heated towel rail, slip resistant flooring and emergency pull cord. ('Jack & Jill' style, accessed from both the hallway and bedroom).

## Service Charge (Breakdown)

What your service charge pays for:

- Estate Manager who ensures the development runs smoothly
- CQC Registered care staff on-site 24/7 for your peace of mind
- 1 hour cleaning / domestic assistance per week, per apartment
- 24hr emergency call system
- Monitored fire alarms and door camera entry security systems
- Maintaining lifts
- Heating and lighting in communal areas
- The running costs of the onsite restaurant
- Cleaning of communal areas daily
- Cleaning of windows
- Maintenance of the landscaped gardens and grounds
- Repairs & maintenance to the interior communal areas
- Contingency fund including internal and external redecoration of communal areas
- Buildings insurance, water and sewerage rates

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 Estate Manager.

Service Charge £10,567.32 per annum (for financial year ending 31/03/2027)

Ask about our free entitlements service to find out what benefits you may be entitled to.

## Car Parking (Permit Scheme)

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

## Lease Information

Lease Length: 125 years from June 2011

Ground Rent: £250 per annum

Ground Rent Review Date: June 2041

## 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.
  - 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

