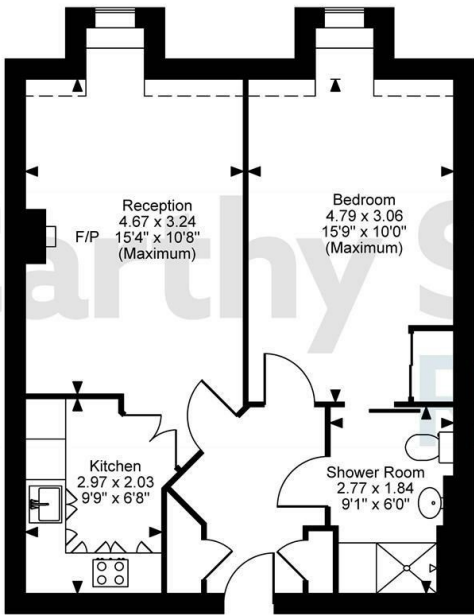
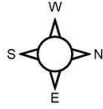


Claridge House, Church Street, Littlehampton, West Sussex
Approximate Gross Internal Area
515 Sq Ft/48 Sq M



Second Floor

FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE
The position & size of doors, windows, appliances and other features are approximate only.
--- Denotes restricted head height
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Council Tax Band: B



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	77	81
(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	

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.



49 Claridge House

Church Street, Littlehampton, BN17 5FE

PRICE
REDUCED



PRICE REDUCTION

Asking price £117,500 Leasehold

A beautifully presented and spacious ONE BEDROOM retirement apartment, situated on the SECOND FLOOR and boasting a WESTERLY ASPECT.

The SUPERB COMMUNAL FACILITIES include; a HOMEOWNERS LOUNGE where social events take place, a TABLE SERVICE RESTAURANT serving fresh meals daily, a GUEST SUITE for visiting family and friends, lift access to all floors and more!

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

Call us on 0345 556 4104 to find out more.

Claridge House, Church Street,

1 Bed | £117,500

PRICE
REDUCED

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.

Apartment Summary

The apartment boasts one double bedroom, a spacious lounge/dining room, modern fitted kitchen, fitted and tiled shower room with level access shower, and a 24 hour emergency call system.

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, bedroom and shower room.

Living Dining Room

A spacious living room of excellent proportions benefitting from a Westerly aspect. A feature fireplace makes a lovely focal point in the room. TV and telephone points. Two ceiling lights. Fitted carpets, raised electric power sockets. Partially glazed double doors lead onto a separate kitchen.

Kitchen

Fitted kitchen with tiled floor, having a range of wall and base units with complimentary work surface over. Waist high oven, ceramic hob, extractor hood, tiled splash backs and fitted fridge/freezer.

Double Bedroom

Spacious double bedroom with large fitted wardrobe with sliding mirrored doors. Two ceiling light points, raised power points, TV and BT points. Sliding door to Shower Room.

Shower Room

A 'Jack and Jill' style shower room accessed from both the hallway and bedroom. Tiled and fitted with suite comprising of; walk-in shower with grab rails, WC, wash basin and mirror above. Heated towel rail.

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.

Service charge £10,189.78 per annum (for financial year end 31/03/2026)

Lease Information

Lease length: 125 years from 2011
Ground Rent: £200 per annum
Ground Rent Review: Jun-26

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.

the Additional Information & Services

- Superfast Fibre Broadband available
- Mains water and electricity
- Electric room heating
- Mains drainage

