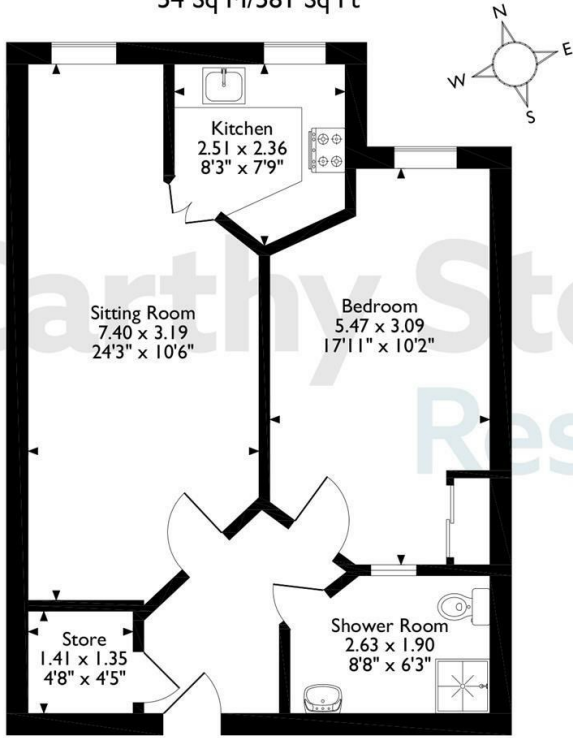


Claridge House, Flat 35, 14, Church Street, Littlehampton, West Sussex  
Approximate Gross Internal Area  
54 Sq M/581 Sq Ft



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



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>	<b>84</b>	<b>85</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	

## 35 Claridge House

Church Street, Littlehampton, BN17 5FE



Asking price **£105,000 Leasehold**

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

A well presented FIRST FLOOR retirement apartment, boasting a SPACIOUS through lounge dining room, MODERN FITTED KITCHEN, wet room style shower room and one DOUBLE BEDROOM with BUILD IN WARDROBE.

EXCELLENT communal facilities include, an on-site TABLE SERVICE RESTAURANT, a communal lounge where SOCIAL EVENTS TAKE PLACE, a well-being suite and more!

**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

**Claridge House**  
Claridge House is an 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.

The fantastic 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).

For peace-of-mind, there is a 24 hour emergency call system provided by a personal pendant and call points in your 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 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**  
Front door with spy hole opens into a spacious entrance hall where you will find illuminated light switches, apartment security door entry system and intercom. There is a door to a useful walk-in storage/airing cupboard. All other doors open to the living room, bedroom and shower room.

**Living Dining Room**  
A lovely living room with a large double glazed window. There is

a feature electric fireplace which makes an attractive focal point in the room. TV and BT points, fitted carpets and raised electric power sockets.

**Kitchen**  
Modern fitted kitchen boasting a range of wall and base units with complimentary worksurfaces over. Sink and drainer unit sits below a double glazed window. Integrated appliances include; waist high oven, ceramic hob, extractor hood and fitted fridge/freezer. Tiled floor and tiling to splash backs.

**Bedroom**  
A spacious double bedroom boasting a built in wardrobe with mirrored sliding doors. Raised power points, TV and BT points.

**Wet Room/Shower Room**  
Fully tiled wet room style shower room, fitted with suite comprising of walk-in level access shower with grab rails and curtain, WC, wash basin and mirror above.

**Parking**  
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.

**Service charge**

- 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 of £9,860.77 per year (for financial year ending 31/03/2025).

## 1 Bed | £105,000

**Lease Information**  
Lease: 125 years from 1st June 2011  
Ground rent: £200 per annum  
Ground rent review: 1st June 2026

**Additional Information & Services**

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

**\*\* Entitlements Service\*\*** Check out benefits you may be entitled to, to support you with service charges and living cost's.  
**\*\* Part Exchange \*\*** We offer Part-Exchange service to help you move without the hassle of having to sell your own home.  
**\*\* Removal Service\*\*** Get a quote from our Partner Removal Service who can declutter and move you in to your new home.  
**\*\* Solicitors\*\*** Get a quote from our panel solicitors who have dealt with a number of sales and purchases and therefore familiar with the McCarthy Stone set up.

FOR MORE INFORMATION CHECK OUR WEBPAGE  
ADDITIONAL SERVICES OR SPEAK WITH OUR PROPERTY CONSULTANT

