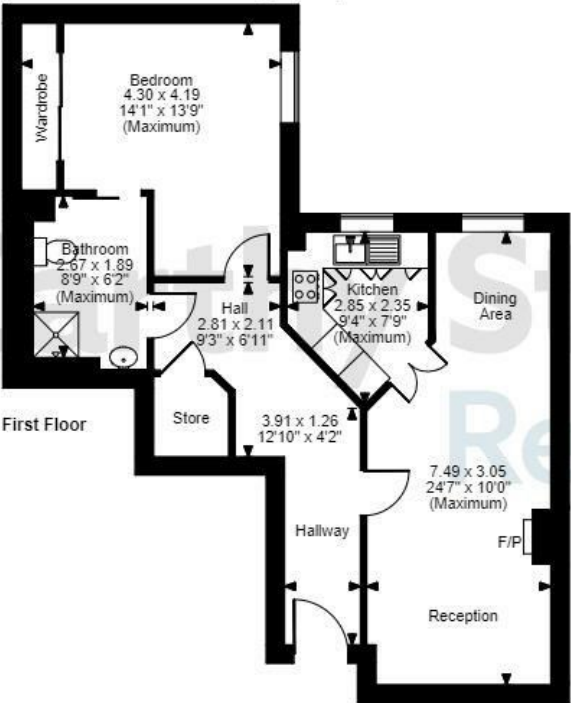


Claridge House, Flat, Church Street, Littlehampton, West Sussex
Approximate Gross Internal Area
639 Sq Ft/59 Sq M



FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE
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) A		
(81-91) B	83	84
(69-80) C		
(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	

19 Claridge House

Church Street, Littlehampton, BN17 5FE

PRICE
REDUCED



PRICE REDUCTION

Asking price £125,000 Leasehold

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

A well presented one bedroom retirement apartment, located on the first floor, boasting SOUTH WESTERLY VIEW over the LANDSCAPED GARDENS. Also having a feature fireplace and 'Jack and Jill' wetroom.

Call us on 0345 556 4104 to find out more.

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.



Claridge House, Littlehampton, West

1 Bed | £125,000

PRICE
REDUCED

Summary
Claridge House is a Retirement Living Plus development (formally known as 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 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).

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 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 spacious entrance hall with walk-in storage/airing cupboard. Illuminated light switches, apartment security

door entry system and intercom. Emergency pull cord. Doors lead to the living room, wet room and bedroom.

Living/Dining Room
The living/dining room is of good proportions and has South Westerly views over the landscaped gardens. There is a feature fireplace which makes an attractive focal point in the room. TV and BT points, fitted carpets, raised electric power sockets. Part glazed double doors lead into the kitchen.

Kitchen
Fully fitted kitchen with tiled floor. Features include waist high oven, ceramic hob, extractor hood and fitted fridge/freezer. Electronically operated window.

Bedroom
Spacious double bedroom with large fitted wardrobe having sliding mirrored doors. Raised power points. TV and BT points. Sliding door to wet room.

Wet Room
Jack and Jill access from both the hallway and bedroom. Fully tiled fitted with suite comprising of walk-in shower, grab rails, electric towel heater, 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 (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 of £10,189.78 per year (until financial year ending 31/03/2026).

Leasehold
Lease Length: 125 years from June 2011
Ground Rent: £200 per annum
Ground Rent Review Date: 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

