

PRICE REDUCTION



McCarthy & Stone
RESALES

7 Claridge House Church Street, Littlehampton, BN17 5FE
Asking price £169,000 LEASEHOLD

For further details
please call 0345 556 4104

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A VERY WELL PRESENTED ONE BEDROOM GROUND FLOOR RETIREMENT APARTMENT WITHIN THIS RETIREMENT LIVING PLUS DEVELOPMENT

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. The apartment has one bedroom, a lounge/dining area, a fully fitted kitchen, electric night storage heating, a fitted and tiled shower room with level access shower and a 24 hour emergency call system.

Communal facilities include 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 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 with walk-in storage/airing cupboard. Illuminated light switches, apartment security door-entry system and intercom. Emergency pull cord. Doors lead into the living room, bedroom and bathroom.

Living Room

A larger than average living room with windows overlooking the gardens fronting Church Street and have a south westerly aspect. TV and BT points. Newly fitted carpets, raised electric power sockets, partially glazed double doors leading 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. Raised power points. TV and BT points, Jack and Jill door to bathroom.

Bathroom

Fully tiled fitted suite comprising of walk-in shower, WC, wash basin and mirror above, emergency pull cord.

Service Charge

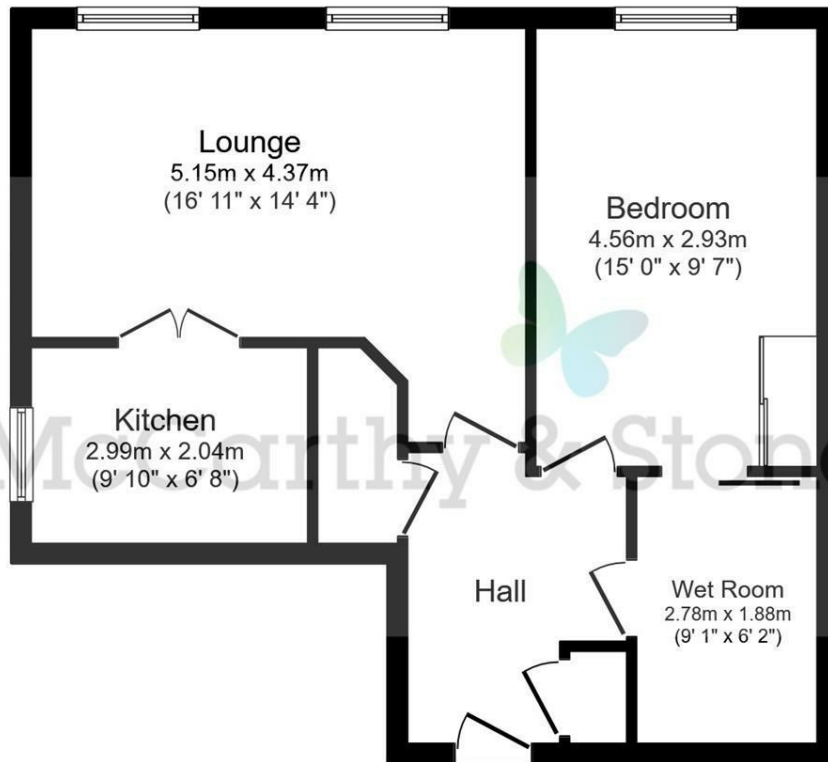
- Cleaning of communal windows
- Water rates for communal areas and apartments
- Electricity, heating, lighting and power to communal areas
- 24-hour emergency call system
- Upkeep of gardens and grounds
- Repairs and maintenance to the interior and exterior communal areas
- Contingency fund including internal and external redecoration of communal areas
- Buildings insurance
- 1 hour domestic assistance per week included

Leasehold

Lease 125 Years from 2011
Ground Rent £200







Floor Plan

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). Plan produced for McCarthy & Stone. Powered by www.focalagent.com



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	67	67
	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C	81	81
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
	EU Directive 2002/91/EC	

There is an event fee which is applicable to the property upon sale, for further details please contact our Property Consultant.

The Consumer Protection from Unfair Trading Regulations 2008 (CPR's)

These details are produced for guidance purposes only and therefore complete accuracy cannot be guaranteed. If there is any particular point which is of importance to you, we recommend verification should be obtained. These details do not constitute a contract or part of a contract. All measurements are approximate. No apparatus, equipment, fixture or fitting has been tested. Items shown in the photographs are not necessarily included in the sale. Any interested Parties are advised to check availability and make an appointment to view before travelling to see a property to avoid any wasted time or travel costs.

Please contact us if you require a larger print version

For further details, please call 0345 556 4104 or email resales@mccarthyandstone.co.uk

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