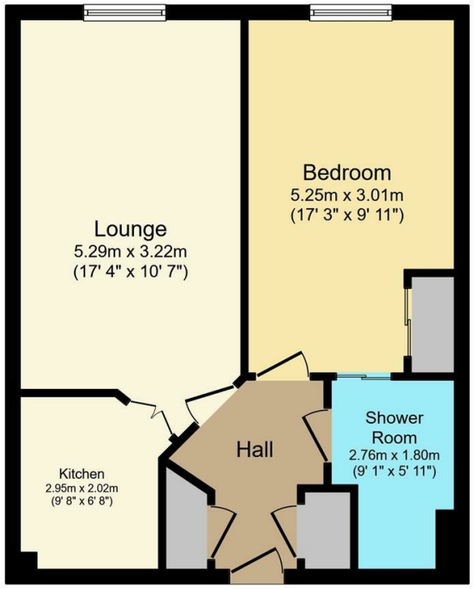

First Floor

This plan is for illustration purposes only and may not be representative of the property. Plan not to scale.

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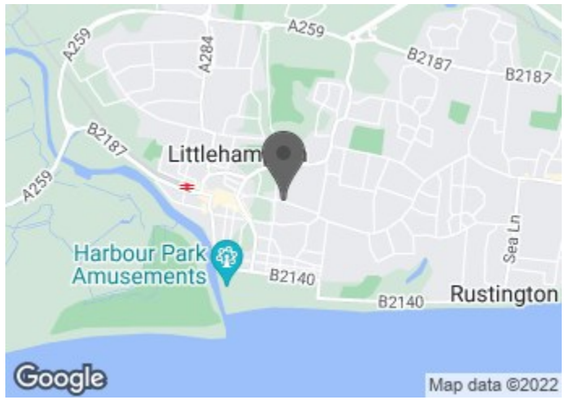
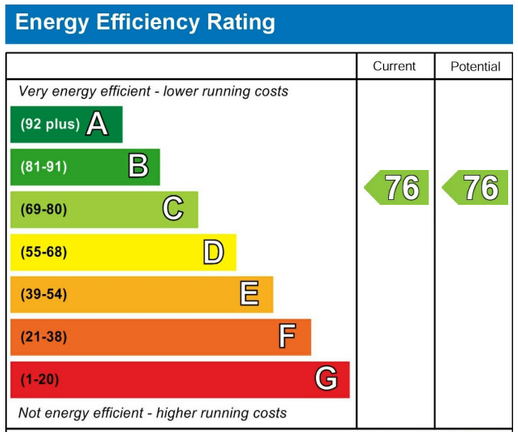
COUNCIL TAX BAND: B





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McCARTHY STONE
RESALES

27 CLARIDGE HOUSE

CHURCH STREET, LITTLEHAMPTON, BN17 5FE

JOIN US FOR TEA & CAKE - THURSDAY 9th JUNE - 10am-4pm - BOOK YOUR PLACE TODAY!

One Bedroom first floor Retirement Apartment | Part of McCarthy & Stone Retirement Living PLUS Development | Extra Care Packages Available | Lifts to all Floors | Communal Lounge | On-Site Restaurant | Friendly Community

ASKING PRICE £170,000 LEASEHOLD

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CLARIDGE HOUSE, CHURCH STREET, LITTLEHAMPTON, WEST SUSSEX BN17 5FE

1 BED | £170,000

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 apartment has one bedroom lounge/dining area a fully fitted kitchen, electric night storage heating, 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, 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.

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
Large entrance hall with walk-in storage/airing cupboard. Illuminated light switches, apartment security door entry system and intercom. Emergency pull cord

LOUNGE
TV and BT points. Fitted carpets, raised electric power sockets.

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

BEDROOM
Spacious double bedroom with large fitted wardrobe. Raised power points. TV and BT points.

SHOWER ROOM
Fully tiled fitted with suite comprising of walk-in shower, WC, wash basin and mirror above.

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: £8,163.48 pa (for financial year ending 04/23)

LEASEHOLD
Lease 125 Years from 2011
Ground Rent £200