McCarthy & Stone
RESALES

58 Claridge House Church Street, Littlehampton, BN17 5FE
Asking price £160,000 Leasehold

For further details
please call 0345 556 4104

58 Claridge House Church Street, Littlehampton, BN17 5FE

A fantastic opportunity to purchase a one bedroom retirement apartment for the over 70s.

Summary

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. Doors lead to living room, bedroom and shower room.

Living Room

A bright living room of excellent proportions. TV and telephone points. Two ceiling lights. Fitted carpets, raised electric power sockets. Partially glazed double doors lead onto a separate kitchen.

Kitchen

Fully fitted kitchen with tiled floor. Features include an abundance of cupboard space, waist high oven, ceramic hob, extractor hood, tiled splash backs and fitted fridge/freezer. Space and plumbing for a slimline dishwasher.

Bedroom

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

Shower Room

Fully tiled fitted with suite comprising of walk-in shower, grab rails, WC, wash basin and mirror above, heated towel rail, Jack and Jill doors to bedroom and hallway.

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.

Leasehold

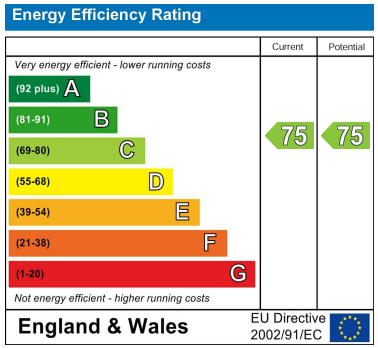
Lease 125 Years from 2011
Ground Rent £200

Car 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.

GROSS INTERNAL
FLOOR AREA 627 SQ FT

APPROX. GROSS INTERNAL FLOOR AREA 627 SQ FT / 58 SQM	Claridge House BN17
Disclaimer: Floor plan measurements are approximate and are for illustrative purposes only. While we do not doubt the floor plan accuracy and completeness, you or your advisors should conduct a careful, independent investigation of the property in respect of monetary valuation	date 15/03/21
	photoplan



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

The Property Ombudsman
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