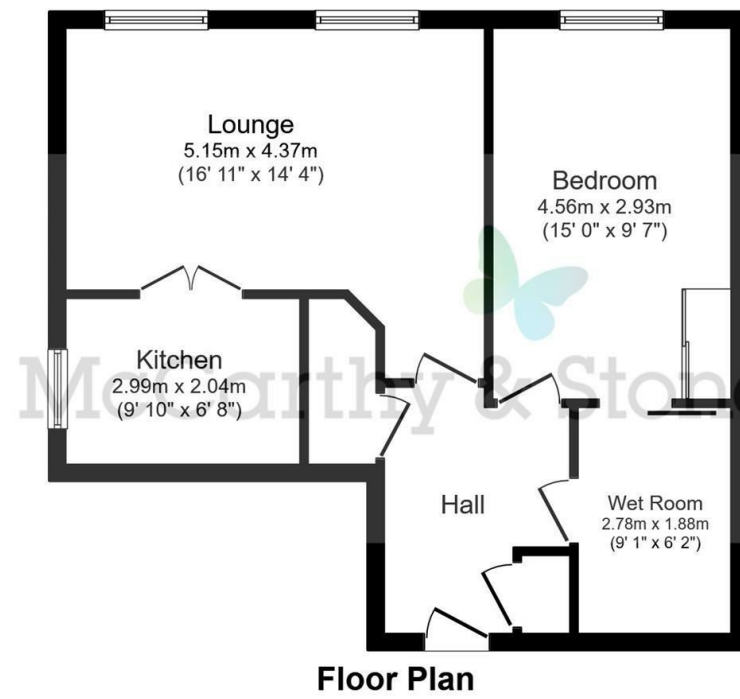


McCARTHY STONE RESALES

7 CLARIDGE HOUSE CHURCH STREET, LITTLEHAMPTON, BN17 5FE



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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			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
		78	78



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A BRIGHT & AIRY one bedroom GROUND FLOOR retirement apartment. "I feel happy inside since I've been with McCarthy & Stone" – Quote from a homeowner.

PRICE REDUCTION

ASKING PRICE £140,000 LEASEHOLD

For further details, please call **0345 556 4104**
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CLARIDGE HOUSE, CHURCH STREET,

1 BEDROOMS £140,000

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

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

LEASEHOLD

Lease 125 Years from 2011
Ground Rent £200

