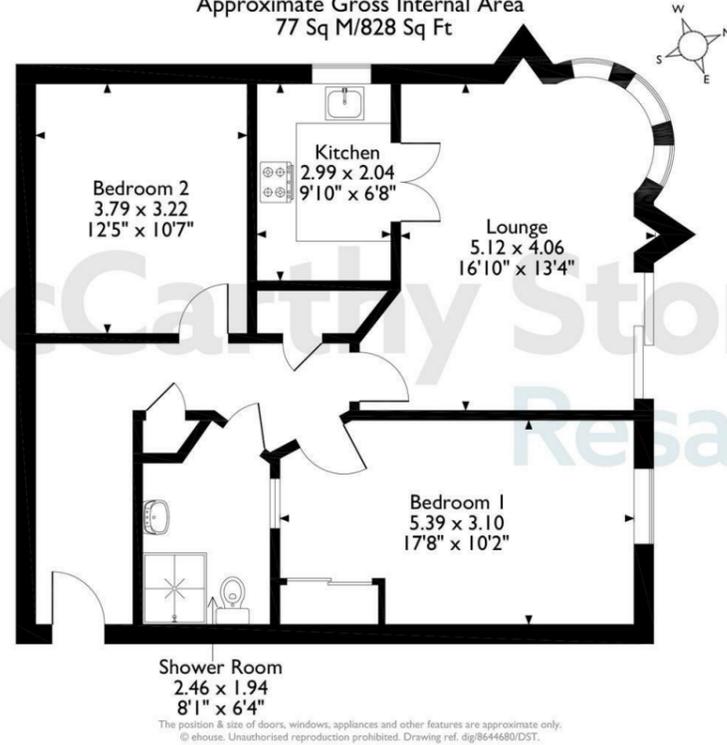


Claridge House, Flat 11, 14, Church Street, Littlehampton, West Sussex  
Approximate Gross Internal Area  
77 Sq M/828 Sq Ft



## 11 Claridge House

Church Street, Littlehampton, BN17 5FE

**12 MONTH'S  
SERVICE  
CHARGE  
INCLUDED**



Council Tax Band: C



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



**12 MONTH'S SERVICE CHARGE INCLUDED**  
**Asking price £200,000 Leasehold**

\*\*\* 12 Month's Service Charge Paid by Vendor\*\*\*

A unique and spacious EX SHOW APARTMENT, boasting TWO DOUBLE BEDROOMS and being situated on the GROUND FLOOR, offering a wonderful CORNER POSITION with a DUAL ASPECT Living Room.

The SUPERB COMMUNAL FACILITIES include; a HOMEOWNERS LOUNGE where social events take place, a SUBSIDISED TABLE SERVICE RESTAURANT serving fresh meals daily, a WELL-BEING SUITE, a GUEST SUITE for visiting family and friends, lift access to all floors and more! In addition, ONE HOUR OF DOMESTIC ASSISTANCE PER WEEK is included in the service charge.

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

**Call us on 0345 556 4104 to find out more.**

resales@mccarthyandstone.co.uk | mccarthyandstoneresales.co.uk

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# Claridge House, Littlehampton, West

2 Bed | £200,000

12 MONTH'S  
SERVICE  
CHARGE  
INCLUDED

## Development Overview

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.

Communal facilities include homeowners lounge where social events and activities take place, a fully equipped-laundry room, a well-being suite (including hairdresser), and a subsidised 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, call points in every room, 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 useful storage/airing cupboard. Illuminated light switches, apartment security door-entry system and intercom. Emergency pull cord. Doors

lead into the living room, both bedrooms and shower room.

## Living/Dining Room

A real feature of the apartment. The living room is situated at the corner of the development and is of a particularly good size. This bright and spacious room boasts the addition of a feature bay window, as well as a double glazed door opening to a patio area. Raised electric power sockets, TV and BT points. Partially glazed double doors leading into the kitchen.

## Kitchen

Modern fitted kitchen with wood effect wall and base units with laminate complimentary worksurfaces over. Built in appliances include; waist height oven, ceramic hob, extractor hood and fitted fridge/freezer. Sink and drainer unit sits below the electronically operated window. Tiled floor.

## Bedroom One

Spacious double bedroom with built in sliding mirrored door wardrobe. Double glazed window allowing ample light. Raised power points, TV and BT points. Sliding door to Shower Room.

## Bedroom Two

A second double bedroom which could alternatively be used as a separate dining room, hobby room or home office. Double glazed window, power points & TV point.

## Shower Room

Wet room style shower room, extensively tiled and fitted suite comprising; walk-in level access shower, WC, wash basin and illuminated mirror cabinet above. Heated towel rail, slip resistant flooring and emergency pull cord. ('Jack & Jill' style, accessed from both the Hallway and Bedroom One.)

## 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 £13,745.04 per year (until financial year ending 31/03/2026). Service charge incentive of first years' service charge to be paid for by the vendor is calculated based on this current service charge rate.

## Car Parking (Permit Scheme)

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.

## Lease Information

Lease Length: 125 years from June 2011  
Ground Rent: £250 per annum  
Ground Rent Review Date: June 2026

## Additional Information & Services

- Fibre to the Cabinet Broadband available
- Mains water and electricity
- Electric room heating
- Mains drainage

