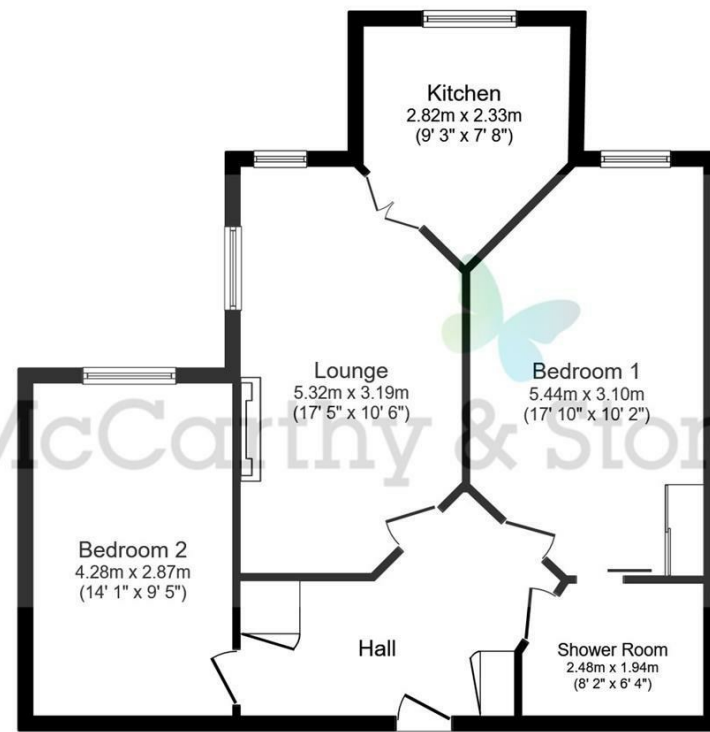


# McCARTHY STONE RESALES

## 24 CLARIDGE HOUSE

14 CHURCH STREET, LITTLEHAMPTON, BN17 5FE



**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

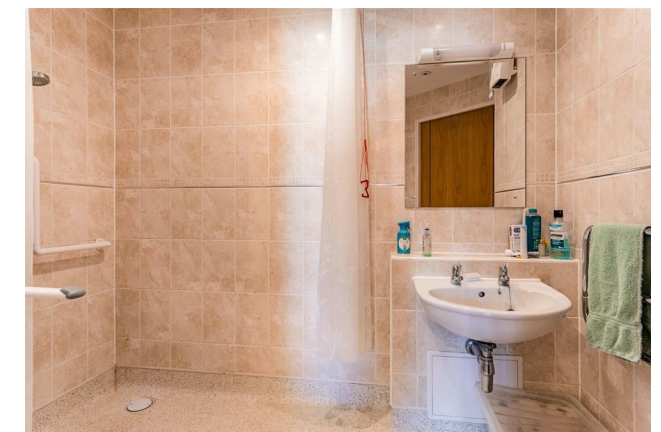


Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
		<b>79</b>	<b>79</b>

# McCARTHY STONE RESALES

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.

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A very nicely presented TWO BEDROOM first floor Retirement apartment in this Retirement Living Plus development on site facilities include a fully serviced Restaurant serving Lunch time meals

**ASKING PRICE £260,000 LEASEHOLD**

For further details, please call **0345 556 4104**  
resales@mccarthyandstone.co.uk | mccarthyandstoneresales.co.uk

# CLARIDGE HOUSE, CHURCH STREET, LITTLEHAMPTON

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 lounge/dining area a fully fitted kitchen, electric 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

Front door with spy hole leads to the large entrance hall - the 24-hour Tunstall emergency response pull cord system is situated in the hall. From the hallway there is a door to a walk-in storage cupboard. Illuminated light switches, smoke detector, apartment security door entry system with intercom and emergency pull cord located in the hall. Doors lead to the bedrooms, living room and bathroom.

## LOUNGE

Double aspect lounge benefiting from a glazed patio door, with window to side, opening onto paved patio area and the inner courtyard gardens, further window to adjacent wall, feature fire surround, TV and BT points. Fitted carpets, raised electric power sockets, part glazed double doors opening onto kitchen.

## KITCHEN

Fully fitted kitchen with tiled floor. Stainless steel sink with mono block lever tap. Built-in oven, ceramic hob with extractor hood and fitted integrated fridge, freezer and under pelmet lighting, electronically operated window overlooking gardens.

## BEDROOM ONE

With double wardrobe and sliding mirrored glass doors. Ceiling lights, TV and phone point. Sliding door leads to the Shower room. Window overlooking gardens.

## 2 BED | £260,000

## SHOWER ROOM

Fully tiled walk-in level access shower with grab rails, WC and hand basin with mirror and light above. Jack and Jill doors leading to main bedroom and entrance hall.

## BEDROOM TWO

Raised power points, window overlooking landscaped gardens.

## SERVICE CHARGES

- 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.

The service charge does not cover external costs such as your Council Tax, electricity or TV, but does include the cost of your House Manager, your water rates, the 24-hour emergency call system, the heating and maintenance of all communal areas, exterior property maintenance and gardening. To find out more about service charges please contact your Property Consultant or Estates Manager.

## 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.

## LEASEHOLD

LEASEHOLD 125 Years from 2011  
Ground rent £250

