



First Floor

Total Area: 592 ft² ... 55.0 m²

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements are approximate and no responsibility is taken for error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. Created by Jtm 2024

Tenure: Leasehold - 125 year lease from 2011

Maintenance: £834.12pcm Approx.

Ground Rent: £200 Per Annum

Council Tax Band - B

Energy Efficiency Rating - B

We recommend you have this verified by your legal representative at your earliest convenience.

WITH OVER...



At an Average rating of **4.9/5** ★★★★★

NOTE - For clarification we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings.



Littlehampton Office
01903 739000
littlehampton@glyn-jones.com

**33 Claridge House, Church Street
Littlehampton, West Sussex, BN17 5FE
£70,000 - Leasehold**



Glyn-Jones and Company are delighted to offer for sale this well presented luxury 'tailored living' first floor retirement apartment.

The accommodation comprises; a spacious entrance hall with large built-in cupboard, a living/dining room, modern fitted kitchen with integral appliances, a modern wet room and one large double bedroom. Additional benefits are; modern electric heating and double glazing.

Residents benefit from extensive amenities which include an onsite restaurant, estates manager, careline, camera door entry system, lifts to all floors, landscaped gardens and a laundry room. Claridge House also has a guest suite which is available for hire.

No forward chain.



At an Average rating of

4.9/5 ★★★★★



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33 Claridge House, Church Street, Littlehampton, West Sussex, BN17 5FE

£70,000 - Leasehold



Maintenance includes:

- 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 a week is included in the service charge.

Claridge House is conveniently situated within close proximity of the town centre where local amenities can be found including the shopping precinct, library and doctors surgery.

The sea front and riverside is also within close proximity, as is the mainline railway station.

Further afield is Rustington village with a shopping precinct, and transport links.



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