



Flat 1 Claridge House, 14 Church Street, Littlehampton BN17 5FE
£115,000 Leasehold

**HAWKE &
METCALFE** 
INDEPENDENT ESTATE AGENTS

INDEPENDENT ESTATE & LETTING AGENTS

- **Ground Floor Retirement Flat**
- **Large Double Bedroom**
- **Lovely Outlook onto Garden**
- **Modern Wet Room/WC**
- **No Onward Chain**
- **Viewing Strongly Recommended**
- **On Site Table Service Restaurant**
- **Council Tax Band 'B'**
- **EPC Rating 'C'**

Claridge House is a Retirement Living Plus development (formally assisted living) built by McCarthy & Stone, designed specifically for the over 70's. 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 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 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.

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 & exterior communal areas

Buildings insurance

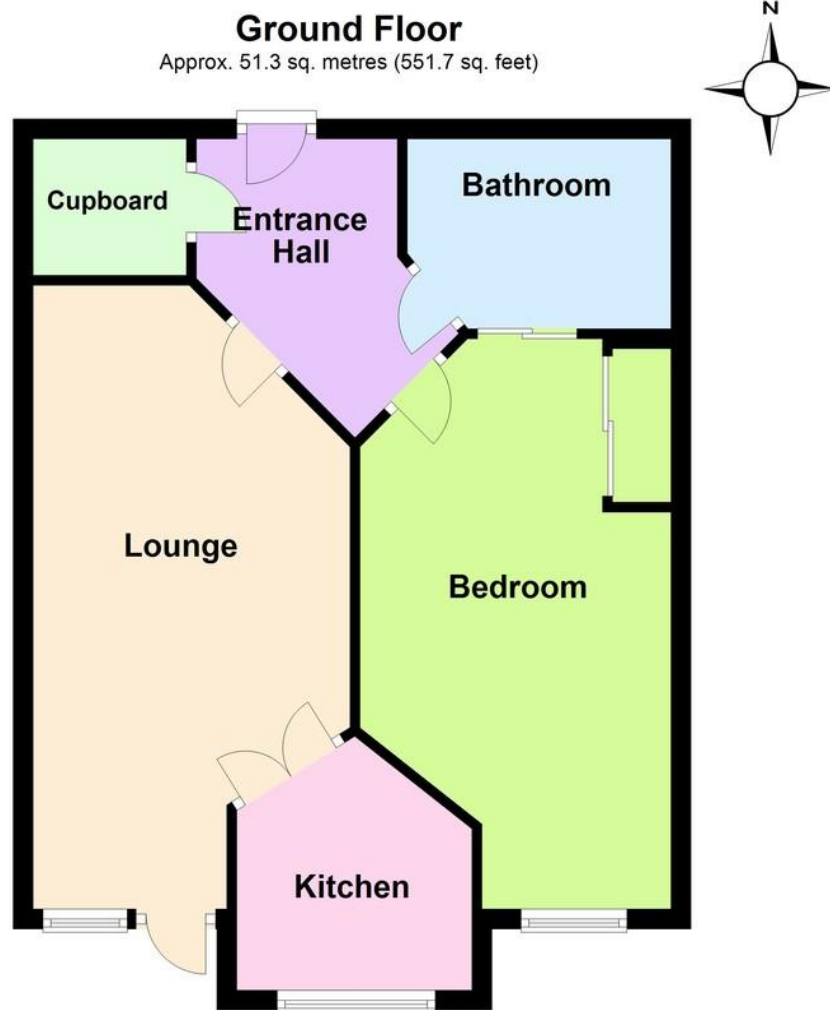
1 hours domestic assistance per week is included in the service charge

Service Charge - £9,860.77 per annum for financial year ending 31/3/2025

Ground Rent - Currently £200 per annum. Review on the 1st June 2026

Lease - 125 years from 1st June 2011





SECURITY ENTRYPHONE SYSTEM

MAIN RECEPTION AREA

COMMUNAL HALLWAYS

PRIVATE FRONT DOOR

ENTRANCE HALL

LOUNGE

20' 5" x 10' 5" (6.22m x 3.18m)
max

KITCHEN

7' 8" x 6' 4" (2.34m x 1.93m)
average

BEDROOM

17' 10" x 10' 2" (5.44m x 3.1m)
max

JACK & JILL WET ROOM/WC

COMMUNAL FACILITIES

*** TABLE SERVICE RESTAURANT**

LAUNDRY ROOM

*** GUEST SUITE**

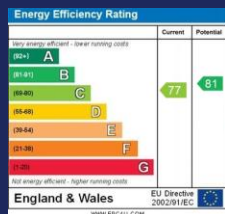
RESIDENTS LOUNGE

ESTATE MANAGER AND STAFF

*** ON SITE HAIR & BEAUTY SALON**

DELIGHTFUL COMMUNAL GARDENS

*** ADDITIONAL CHARGES APPLY**



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