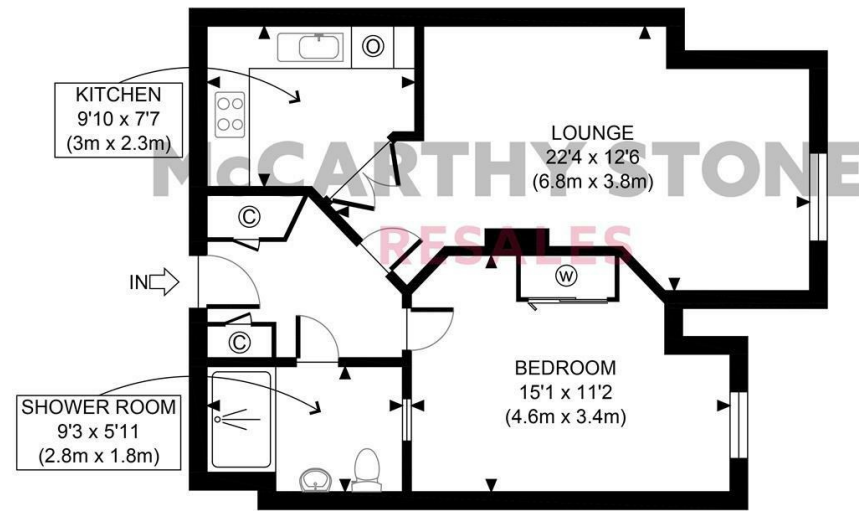


McCARTHY STONE RESALES

56 CLARIDGE HOUSE CHURCH STREET, LITTLEHAMPTON, BN17 5FE



GROSS INTERNAL
FLOOR AREA 566 SQ FT

APPROX. GROSS INTERNAL FLOOR AREA 566 SQ FT / 53 SQM	Claridge House
Disclaimer: Floor plan measurements are approximate and are for illustrative purposes only. While we do not doubt the floor plan accuracy and completeness, you or your advisors should conduct a careful, independent investigation of the property in respect of monetary valuation	date 15/04/22
	photoplan

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		



McCARTHY STONE RESALES

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

NO STAMP DUTY TO BE PAID ON THIS PURCHASE.
RETIREMENT APARTMENT FOR THE OVER 70S INCLUDING AN ON SITE RESTAURANT
AND BEAUTY SALON.

ASKING PRICE £75,000 LEASEHOLD

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

CLARIDGE HOUSE

Claridge House is an 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.

HALLWAY

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/airing 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 bedroom, living room and bathroom.

LIVING/ DINING ROOM

A well proportioned living room. TV and telephone points. Two ceiling lights. Fitted carpets, raised electric power sockets. Partially glazed double doors lead onto a separate kitchen.

KITCHEN

Fully fitted kitchen with tiled floor. Stainless steel sink and draining board with mono block lever tap. Built-in oven, ceramic four ring hob with extractor hood and fitted integrated fridge, freezer and under pelmet lighting.

BEDROOM

Double bedroom with double wardrobe and sliding mirrored doors. Ceiling lights, TV and phone point. Sliding door leads to the Shower room. Emergency pull cord.

SHOWER ROOM

Large, fully tiled and fitted with suite comprising of walk-in level access shower, grab rails, WC, wash hand basin and mirror above. Heated towel rail.

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.

1 BED | £75,000

LEASEHOLD

LEASEHOLD 125 Years from June 2011

Ground Rent: £200 per annum

Ground rent review date: June 2026

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.

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. Find out more about service charges please contact your Property Consultant or Estates Manager.

Service charge: £9,860.77 per annum (for financial year ending 31/03/2025)

NO STAMP DUTY TO BE PAID ON THIS PURCHASE.

ADDITIONAL INFORMATION & SERVICES

- Superfast Fibre Broadband available
- Mains water and electricity
- Electric room heating
- Mains drainage

