



APPROX. GROSS INTERNAL FLOOR AREA 630 SQ FT / 59 SQM	Claridge House BN17
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: 16/06/21
	photoplan

COUNCIL TAX BAND:



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B		85	85
(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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**McCARTHY STONE
RESALES**

23 CLARIDGE HOUSE
CHURCH STREET, LITTLEHAMPTON, BN17 5FE



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

This beautiful one bedroom retirement apartment has plenty of large windows to allow the sunlight to stream in. Located on the first floor near to the lift, in the middle of the development. Claridge House is a flat, short walk to the sea side. ONSITE RESTAURANT with table service, hairdressers, ART STUDIO.

ASKING PRICE £165,000 LEASEHOLD

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

CLARIDGE HOUSE

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 night storage 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 metres of the

pedestrianised 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

Large entrance hall with walk-in storage/airing cupboard. Illuminated light switches, apartment security door entry system and intercom. Emergency pull cord. The apartment is near to the lift which is very convenient.

LOUNGE

A bright and spacious living room with a large double glazed window overlooking the gardens,. TV and BT points. Fitted carpets, fireplace, raised electric power sockets.

KITCHEN

Fully fitted kitchen with a double glazed window that overlook the communal gardens, tiled floor. Features include waist high oven, ceramic hob, extractor hood and fitted fridge/freezer.

BEDROOM

Spacious double bedroom with large fitted wardrobe. Raised power points. TV and BT points.

BATHROOM

Fully tiled fitted with suite comprising of walk-in shower, WC, wash basin and mirror above.

SERVICE CHARGE

- Cleaning of communal windows
- Water rates for communal areas and

1 BED | £165,000

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 week is included in the service charge.

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

GROUND RENT

Lease 125 Years from the 1st June 2011
Ground Rent: £200 per annum
Ground Rent Review Date: June 2026

ADDITIONAL INFORMATION & SERVICES

- ** Entitlements Service** Check out benefits you may be entitled to, to support you with service charges and living cost's.
- ** Part Exchange ** We offer Part-Exchange service to help you move without the hassle of having to sell your own home.
- ** Removal Service** Get a quote from our Partner Removal Service who can declutter and move you in to your new home.
- ** Solicitors** Get a quote from our panel solicitors who have dealt with a number of sales and purchases and therefore familiar with the McCarthy Stone set up.

FOR MORE INFORMATION CHECK OUR WEBPAGE ADDITIONAL SERVICES OR SPEAK WITH OUR PROPERTY CONSULTANT

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

