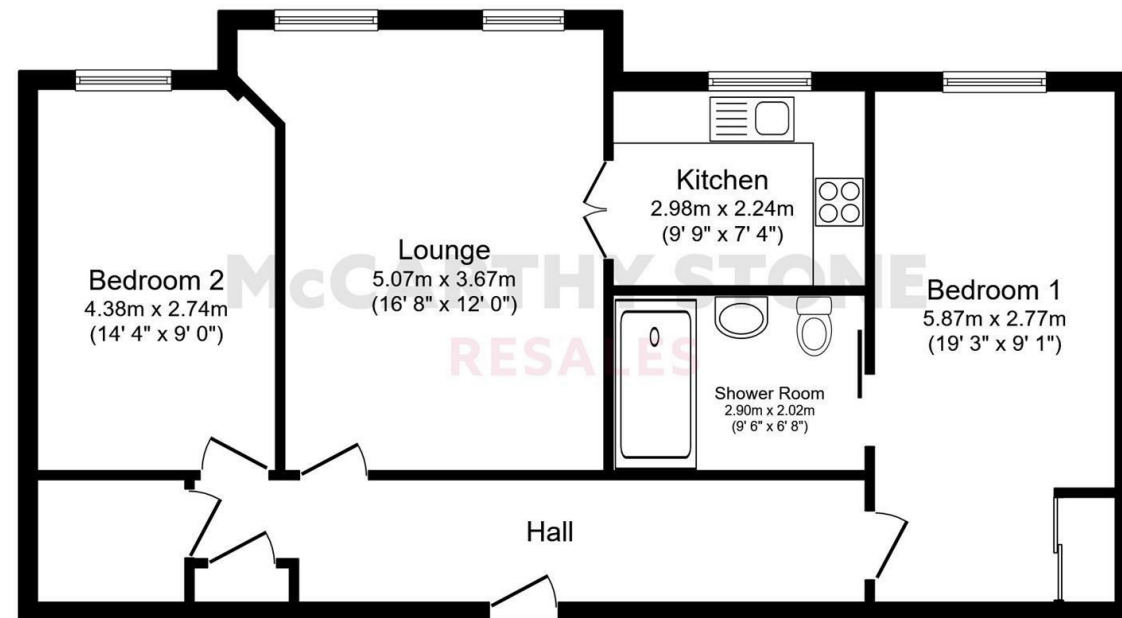


McCARTHY STONE RESALES

43 CLARIDGE HOUSE

CHURCH STREET, LITTLEHAMPTON, BN17 5FE



Total floor area 75.7 sq.m. (815 sq.ft.) approx

Printed Contact Details...

This plan is for illustration purposes only and may not be representative of the property. Plan not to scale.

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COUNCIL TAX BAND: C



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B		84	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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ENJOY LUNCH ON US WHEN YOU TAKE A TOUR OF CLARIDGE HOUSE - BOOK NOW!

Built for INDEPENDENT retirement living for the over 70s. A spacious TWO bedroom apartment, within 200 meters of the pedestrianized High Street. Only HALF a mile away from East BEACH.

PRICE REDUCTION

ASKING PRICE £219,000 LEASEHOLD

For further details, please call **0345 556 4104**

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CLARIDGE HOUSE, CHURCH STREET,

2 BEDROOMS £219,000

SUMMARY

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 two bedrooms, a 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/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 bedrooms, living room and shower room.

LIVING ROOM

Spacious and thoughtfully designed. Feature fire with fitted electric fire. TV and telephone points. Two ceiling lights. Fitted carpets, raised electric power sockets. Partially glazed doors lead onto a separate kitchen.

KITCHEN

Fully fitted kitchen including wall and floor mounted units with a tiled floor. Stainless steel sink and draining board with mono block lever tap. Built-in oven, ceramic four ring hob, extractor hood over and fitted integrated fridge/ freezer.

BEDROOM ONE

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

BEDROOM TWO

Spacious second bedroom which is carpeted. Ceiling lights and phone point.

SHOWER ROOM

Large, fully tiled and fitted with suite comprising of walk-in level access shower, WC, vanity unit with sink and mirror above. Heated towel rail. Door to entrance hall.

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: £13,346.94 per annum (for financial year ending 31/03/2025)

LEASEHOLD

Ground Rent: £250 per annum

Ground rent review date: June 2026

LEASEHOLD 125 Years from June 2011

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.

ADDITIONAL INFORMATION & SERVICES

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

