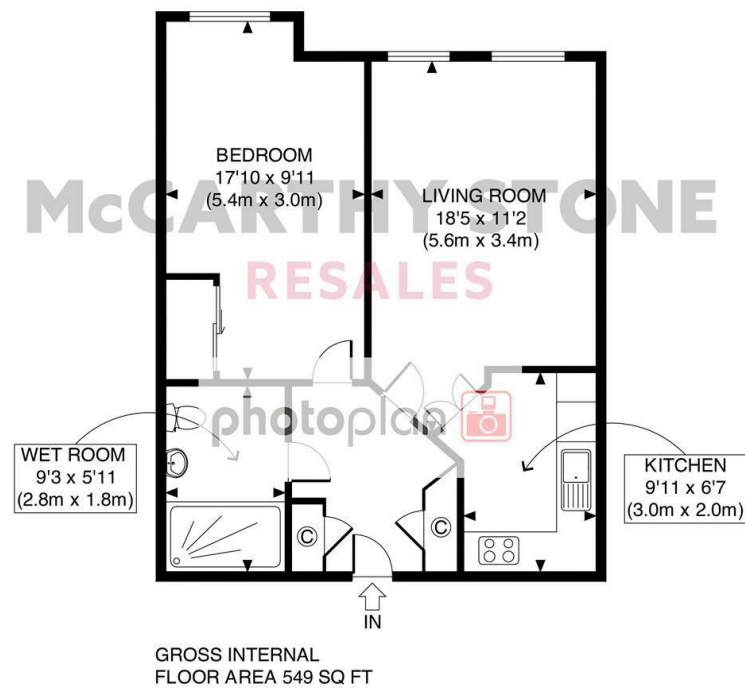


# McCARTHY STONE RESALES

## 51 CLARIDGE HOUSE

CHURCH STREET, LITTLEHAMPTON, BN17 5FE



APPROX. GROSS INTERNAL FLOOR AREA 549 SQ FT / 51 SQ M  
Ref: - 020323 Copyright photoplan

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

### COUNCIL TAX BAND:



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>		85	87
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
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!

A well presented one bedroom retirement apartment, situated on the second floor. Benefiting from the excellent communal facilities that the development offers, including a homeowners lounge where SOCIAL EVENTS and activities take place, a fully equipped laundry room, well-being suite and a table service RESTAURANT.

**PRICE REDUCTION**

**ASKING PRICE £160,000 LEASEHOLD**

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

resales@mccarthyandstone.co.uk | mccarthyandstoneresales.co.uk

# CLARIDGE HOUSE, CHURCH STREET,

# 1 BEDROOMS £160,000

## THE DEVELOPMENT

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 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 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

Large entrance hall with walk-in storage/airing cupboard. Illuminated light switches, apartment security door entry system and intercom. Emergency pull cord. Doors lead to living room, bedroom and shower room.

## LIVING ROOM

Of good proportions benefitting from double windows allowing natural light into this delightful apartment. 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. Features include an abundance of cupboard space, waist high oven, ceramic hob, extractor hood, tiled splash backs and fitted fridge/freezer.

## BEDROOM

Spacious double bedroom with large fitted wardrobe with sliding mirrored doors. Two ceiling light points. Raised power points. TV and BT points.

## SHOWER ROOM

Fully tiled fitted with suite comprising of walk-in shower, WC, wash basin and mirror above, heated towel rail and slip resistant 'wet room' style flooring.

## 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.

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

## LEASE INFORMATION

Lease length: 125 years from June 2011  
Ground Rent: £200 per annum  
Ground Rent review date: June 2026

## 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

