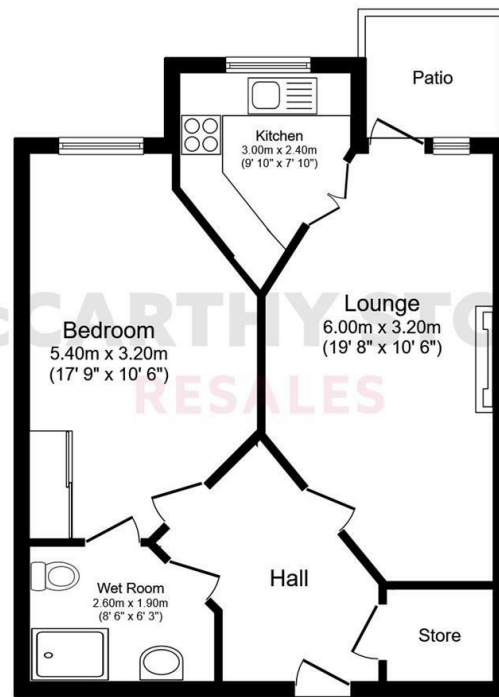


# McCARTHY STONE RESALES

## 1 CLARIDGE HOUSE

CHURCH STREET, LITTLEHAMPTON, BN17 5FE

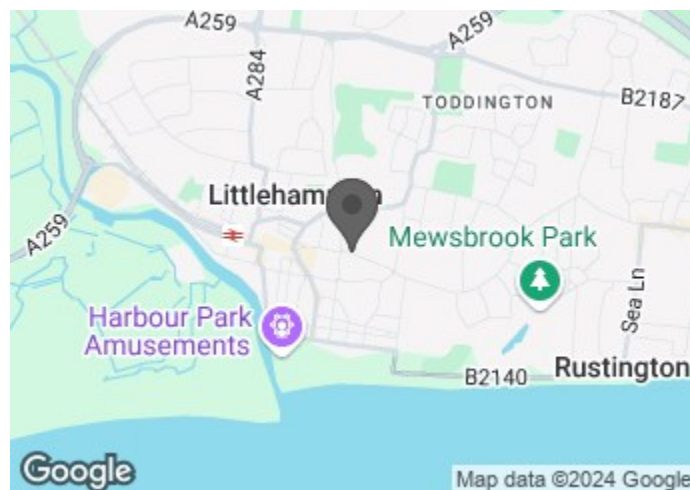


Total floor area 50.8 sq.m. (547 sq.ft.) approx  
Printed Contact Details...

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: B**



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(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			
		<b>77</b>	<b>81</b>



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

A fantastic one bedroom SOUTH FACING, GROUND FLOOR apartment with a beautiful PATIO. ONE HOUR OF DOMESTIC ASSISTANCE INCLUDED PER WEEK.

**PRICE REDUCTION**

**ASKING PRICE £120,000 LEASEHOLD**

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

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

# McCARTHY STONE RESALES

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# CLARIDGE HOUSE, CHURCH STREET,

# 1 BEDROOMS £120,000

## 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.

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 a 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.

Claridge House is situated in Littlehampton on Church Street, within 200 meters of the pedestrianized High Street. Visitors can enjoy the many beaches, parks, the harbour and marina. 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 into the living room, bedroom and bathroom.

## LIVING ROOM

A bright and spacious living room with a beautiful patio. TV and BT points. Raised electric power sockets, partially glazed double doors leading into the kitchen.

## KITCHEN

Fully fitted kitchen with wood effect wall and floor units, a black composite worktop and tiled floor. Features include waist high oven, ceramic four ring hob with extractor hood over and fitted fridge/freezer, stainless steel sink and draining board, a window over the sink providing views over the communal gardens.

## BEDROOM

Spacious double bedroom with large fitted wardrobes, mirrored sliding doors. Raised power points. TV and BT points.

## WET ROOM

Fully tiled floors and walls, fitted suite comprising of walk-in shower, WC, wash basin and mirror above, emergency pull cord.

## 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 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).

The service charge does not cover external costs such as your Council Tax, electricity or TV. To find out more about service charges please contact your Property Consultant or Estates Manager.

## CAR PARKING (PERMIT SCHEME)

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.

## LEASE INFORMATION

Ground rent: £200 per annum

Ground rent review: 1st June 2026

Lease length: 125 years from 1st June 2011

## ADDITIONAL INFORMATION & SERVICES

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

