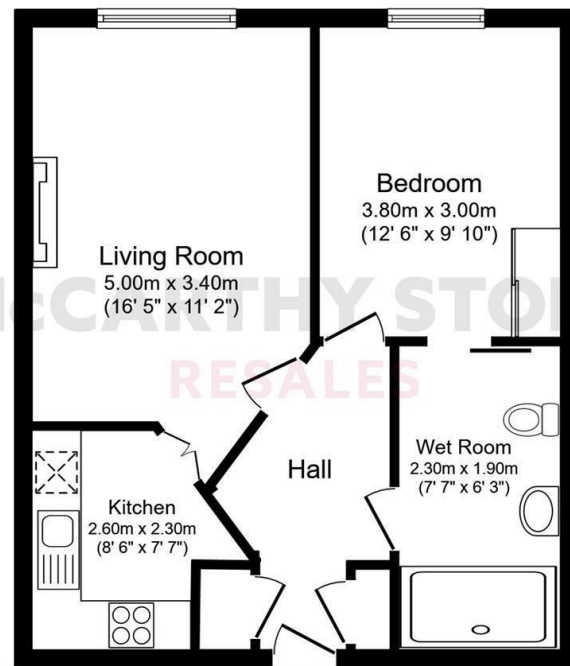


# McCARTHY STONE RESALES

## 34 CLARIDGE HOUSE CHURCH STREET, LITTLEHAMPTON, BN17 5FE



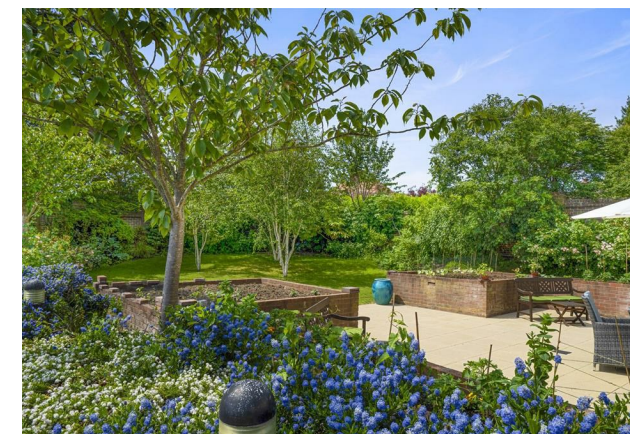
Total floor area 49.3 m<sup>2</sup> (531 sq.ft.) approx  
This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com



### 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>		<b>84</b>	<b>84</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			



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

Discover the perfect blend of comfort and convenience in this delightful development located in the picturesque town of Littlehampton.

A CHARMING one bedroomed retirement apartment, conveniently situated on the FIRST FLOOR. Enjoy the vibrant community offering exceptional amenities, including a wellness suite for your health and relaxation needs. Enjoy the luxury of table service dining within the development. Embrace a worry-free lifestyle in this serene and welcoming environment.

### PRICE REDUCTION

## ASKING PRICE £115,000 LEASEHOLD

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

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

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# CLARIDGE HOUSE, CHURCH STREET,

# 1 BEDROOMS £115,000

## 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 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. The apartment is near to the lift which is very convenient.

## LOUNGE

A bright and spacious living room with a large double glazed window, allowing plenty of natural light into the apartment making it bright and airy. TV and BT points. Fitted carpets, fireplace, raised electric power sockets.

## KITCHEN

Fully fitted kitchen, 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.

## 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.

## 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)

## GROUND RENT

Lease 125 Years from June 2011  
Ground Rent: 200 per annum  
Ground Rent Review Date: June 2026

## ADDITIONAL INFORMATION & SERVICES

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

