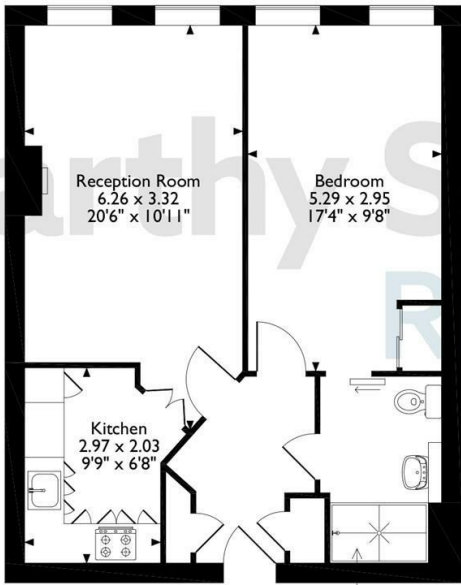
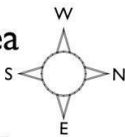


Claridge House, Flat 8, 14, Church Street,
Littlehampton, West Sussex
Approximate Gross Internal Area
52 Sq M/560 Sq Ft



The position & size of doors, windows, appliances and other features are approximate only.
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Council Tax Band: B



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	81	81
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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8 Claridge House

Church Street, Littlehampton, BN17 5FE



Asking price £110,000 Leasehold

A very well presented, bright and spacious ONE DOUBLE BEDROOM retirement apartment, situated on the GROUND FLOOR. The SUPERB COMMUNAL FACILITIES include; a HOMEOWNERS LOUNGE where social events take place, a TABLE SERVICE RESTAURANT serving fresh meals daily, a GUEST SUITE for visiting family and friends, lift access to all floors and more!

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

Call us on 0345 556 4104 to find out more.

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

Claridge House, Church Street, Littlehampton, West Sussex

Development Summary

Claridge House is an Retirement Living Plus development (formally assisted living) built by McCarthy & Stone, designed specifically for the over 70s and comprising 58 one and two bedroom apartments with lifts to all floors.

There is an Estate Manager who leads the team and oversees the development for peace-of-mind. Communal facilities include; a homeowners lounge where social events and activities take place, a fully equipped laundry room, a well-being suite, hair salon, hobby room 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).

In addition, there is a 24 hour emergency call system provided by a personal pendant and call points in the 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.

Local Area

Claridge House is situated in Littlehampton on Church Street, within 200 meters of the pedestrianized High Street, and within close proximity to the Littlehampton Health Centre and local doctors surgeries. 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.

Apartment Overview

The apartment boasts a spacious lounge/dining room with feature windows, a modern fitted kitchen, one

double bedroom with built in double wardrobes, 'Jack and Jill' style shower room with level access shower, and a 24 hour emergency call system.

Entrance Hall

A 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

A spacious living room of excellent proportions benefitting from two feature windows. A modern electric fireplace makes a lovely focal point in the room. TV and telephone points, two ceiling lights, fitted carpets, and raised electric power sockets. Partially glazed double doors lead onto a separate kitchen.

Kitchen

Fitted kitchen with tiled floor, having a range of wall and base units with complimentary work surface over. Waist high oven, ceramic hob, extractor hood, tiled splash backs and fitted fridge/freezer.

Double Bedroom

Spacious double bedroom boasting good sized fitted wardrobe with sliding mirrored doors. Two ceiling light points, raised power points, TV and BT points. Sliding door to Shower Room.

Shower Room

A 'Jack and Jill' style shower room accessed from both the hallway and bedroom. Tiled and fitted with suite comprising of; walk-in shower with grab rails, WC, wash basin and mirror above. Heated towel rail.

Service Charge (RL)

What your service charge pays for:

- House Manager who ensures the development runs smoothly
- All maintenance of the building and grounds, including window cleaning, gardening and upkeep of the building

1 Bed | £110,000

exteriors and communal areas

- 24hr emergency call system
 - Monitored fire alarms and door camera entry security systems
 - Maintaining lifts
 - Heating and lighting in communal areas
 - Contingency fund including internal and external redecoration of communal areas
 - Buildings insurance, water and sewerage rates
- Service Charge: £10,189.78 per annum (up to financial year end 31/03/2026).

Lease Information

Lease Length: 125 years from 2011

Ground Rent: £200pa

Ground rent review date: June 2026

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.

Secure Mobility Scooter Store & Charging Facility

Flat 8 is conveniently located next to the secure mobility scooter store, providing easy access to the Local Area via the additional secure entry/exit gate located in Fitzalan Road.

Secure Mobility Scooter store and charging facilities is by allocated space subject to availability. The fee is usually £75 per annum. Permits are available on a first come, first served basis. Please check with the Estates Manager on site for availability.

Additional Information & Services

- Fibre to the Cabinet Broadband available
- Mains water and electricity
- Electric room heating
- Mains drainage

