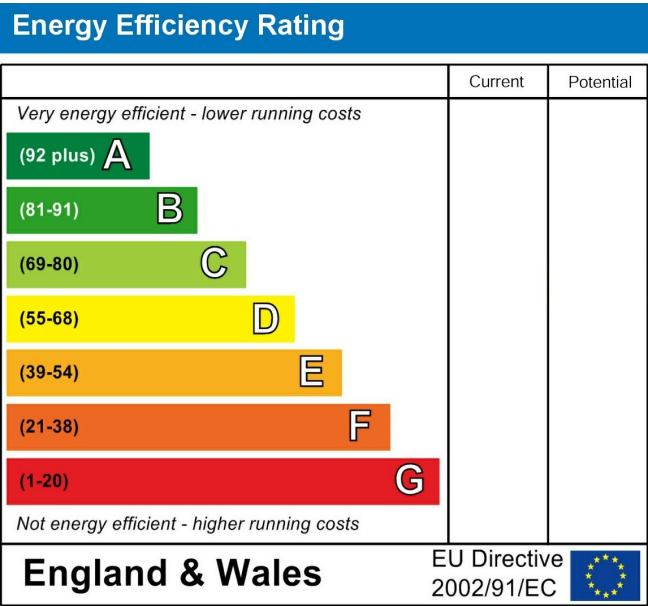
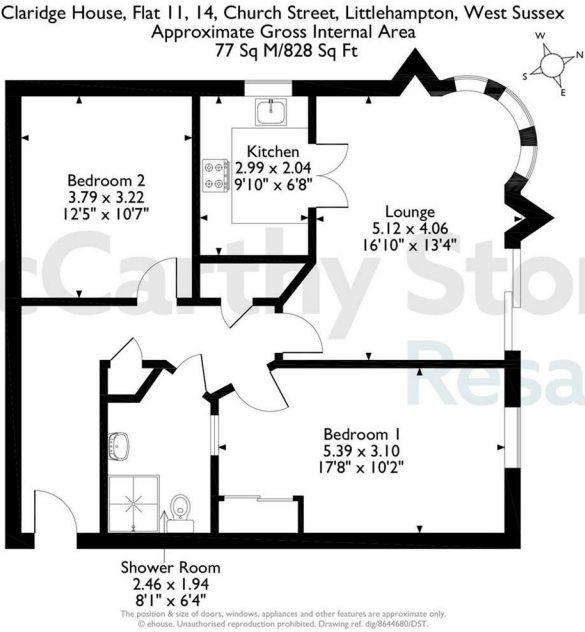




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McCarthy & Stone Resales Limited
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Registered in England and Wales No. 10716544



11 Claridge House

Church Street, Littlehampton, BN17 5FE



Council Tax Band: C

Looking for the perfect retirement property?
If you like the idea of living in a close-knit community, with support on hand should you need it, then 11 Claridge House could be the ideal place for you. Contact our team to arrange an appointment to view.

Asking price £210,000
Leasehold

0345 556 4104

resales@mccarthyandstone.co.uk

mccarthyandstoneresales.co.uk



Why you'll love living here:

- Two bedroom ground floor corner position
- Beautiful bay windows in dual aspect lounge
- Beautiful Landscaped gardens
- Communal Lounge where social events take place
- Restaurant with table service
- Guest suite for family or friends
- Well-being suite/Hairdressing salon
- Estate Manager and on site staff 24/7
- Tailored care packages available
- Mobility scooter store

McCarthy & Stone
Resales.

★ Trustpilot ★★★★★ Rated Excellent

Development Overview

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 (including hairdresser), and a subsidised 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, call points in every room, 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.

Property Overview

A beautiful Two Bedroom Ex Show apartment, is situated on the ground floor, offering a wonderful corner position, with a bright dual aspect spacious Lounge, featuring bay windows, and a double glazed door opening onto a patio area. This apartment features a modern fitted kitchen with integrated appliances, and electronically operated window.

Bedroom 1 is a spacious double bedroom, with a built in wardrobe and a sliding door giving access to a Shower Room. The second double bedroom could alternatively be used as a separate dining room, hobby room or home office. Wet room style shower room with a walk-in level access shower,

WC, wash basin and illuminated mirror cabinet above. ('Jack & Jill' style, accessed from both the Hallway and Bedroom One.)

Social Lifestyle

The Communal Lounge is at the heart of the community at Claridge House and is where the majority of social gatherings take place. They're a perfect opportunity to meet your neighbours and make new friends, but there's never any obligation to join in, you can socialise as much or as little as you want.

Table Service Restaurant

Serving everyday classics and tempting treats, the subsidised chef-run restaurant at Claridge House serve freshly prepared food all year round. Perfect for those days when you don't feel like cooking or when guests come to visit.

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 of £14,227.96 per year (until financial year ending 31/03/2027).

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

Lease Length: 125 years from June 2011
Ground Rent: £250 per annum
Ground Rent Review Date: June 2026

Additional Information & Services

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

Moving Made Easy

Moving is a huge step, but don't let that hold you back. We have a range of services to help your move go smoothly, including:

- FREE Entitlements Advice to help you find out what benefits you may be entitled to.
- Part Exchange service to help you move without the hassle of having to sell your own home.
- Removal Services that can help you declutter and move you in to your new home.
- Conveyancing specialists who are experienced with sales and purchases of McCarthy Stone retirement properties.

For more information speak with our Property Consultant today.

