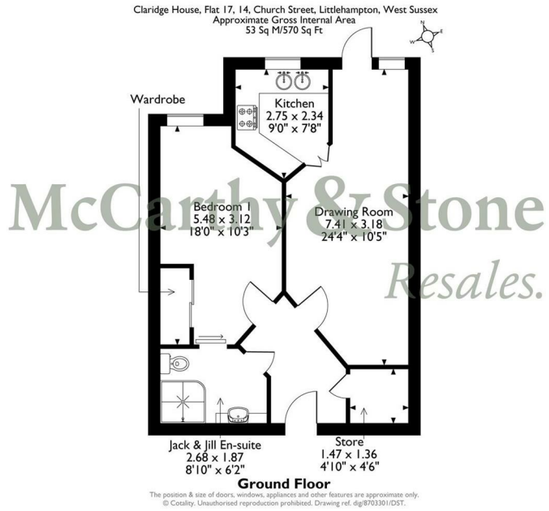
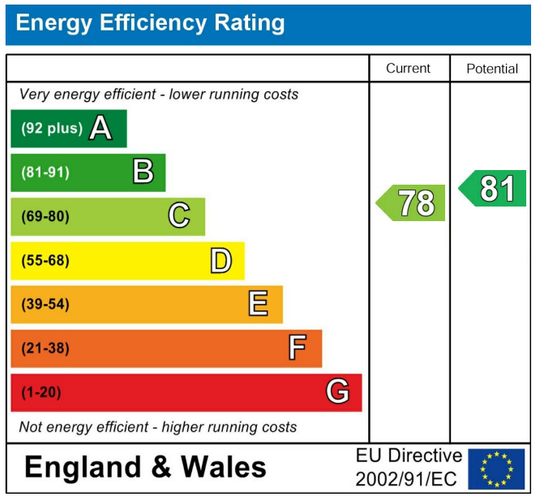
Excellent

Trustpilot

McCarthy & Stone
Resales.





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McCarthy & Stone Resales Limited
Registered Office: 4th Floor, 100 Holdenhurst Road, Bournemouth, Dorset, BH8 8AQ
Registered in England and Wales No. 10716544

The Property Ombudsman

17 Claridge House

Church Street, Littlehampton, BN17 5FE

1 1 Council Tax Band: B

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 17 Claridge House could be the ideal place for you. Contact our team to arrange an appointment to view.

Asking price £139,995
Leasehold

0345 556 4104
resales@mccarthyandstone.co.uk
mccarthyandstoneresales.co.uk

Why you'll love living here:

- One bedroom ground floor retirement apartment
- Homeowners Lounge where social events take place
- Table service restaurant
- Estate Team on-site
- 24 Hour Careline
- Guest Suite for visiting family & friends
- Well Being Suite - includes Hair Salon
- Laundry Room
- Camera Door Entry System
- Close proximity to pedestrianised shopping centre and beach promenade (both are no more 1km away).

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Resales.

Trustpilot Rated Excellent

17 Claridge House, Littlehampton

1 | 1 | Asking price £139,995

Summary

Claridge House is a Retirement Living Plus development 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 400 meters of the pedestrianised High Street and within Close proximity to pedestrianised shopping centre and beach promenade (both are no more 1km away). 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

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.

Lounge

A spacious lounge featuring a feature fireplace and electric fire and boasting patio doors leading onto a patio area overlooking some of the communal garden. TV and BT points. Raised electric power sockets, partially glazed double doors leading into the kitchen.

Kitchen

Fully fitted kitchen with tiled floor. Features include waist high oven, ceramic hob, extractor hood and fitted fridge/freezer, dishwasher and electronically operated window.

Bedroom

Spacious double bedroom with large fitted wardrobe. Raised power points. TV and BT points.

Bathroom

Fully tiled 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.

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.
One bedroom annual service charge: £10,567.32 (until 31/3/2027)

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

Ground Rent: One Bedroom £200
Lease Length: 125 years
Lease length remaining: 110 years
Ground rent review: June 2041