



Flat 1 Claridge House, 14 Church Street, Littlehampton BN17 5FE  
**£135,000 Leasehold**

**HAWKE &**  
**METCALFE**   
INDEPENDENT ESTATE AGENTS



# INDEPENDENT ESTATE & LETTING AGENTS

- **Ground Floor Retirement Flat**
- **Large Double Bedroom**
- **Lovely Outlook onto Garden**
- **Modern Wet Room/WC**
- **No Onward Chain**
- **Viewing Strongly Recommended**
- **On Site Table Service Restaurant**
- **Council Tax Band 'B'**
- **EPC Rating 'C'**

Claridge House is a Retirement Living Plus development (formally assisted living) built by McCarthy & Stone, designed specifically for the over 70's. 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 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.

## 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 & exterior communal areas
- Buildings insurance
- 1 hours domestic assistance per week is included in the service charge

Service Charge - £9,860.77 per annum for financial year ending 31/3/2025

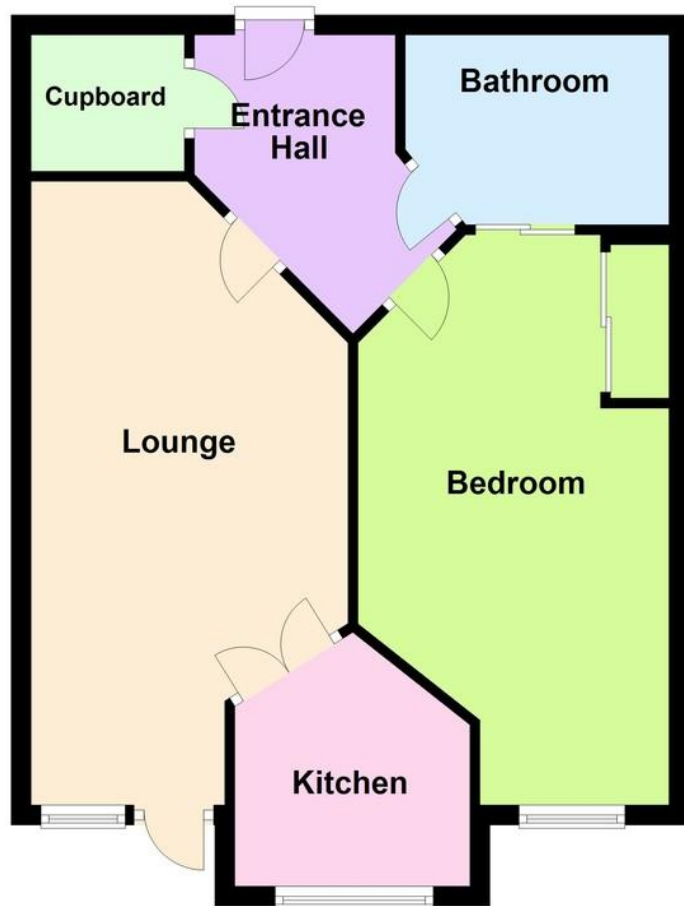
Ground Rent - Currently £200 per annum. Review on the 1st June 2026

Lease - 125 years from 1st June 2011



## Ground Floor

Approx. 51.3 sq. metres (551.7 sq. feet)



Total area: approx. 51.3 sq. metres (551.7 sq. feet)

**SECURITY ENTRYPHONE SYSTEM**

**MAIN RECEPTION AREA**

**COMMUNAL HALLWAYS**

**PRIVATE FRONT DOOR**

**ENTRANCE HALL**

**LOUNGE**

20' 5" x 10' 5" (6.22m x 3.18m)  
max

**KITCHEN**

7' 8" x 6' 4" (2.34m x 1.93m)  
average

**BEDROOM**

17' 10" x 10' 2" (5.44m x 3.1m)  
max

**JACK & JILL WET ROOM/WC**

**COMMUNAL FACILITIES**

\* TABLE SERVICE RESTAURANT

LAUNDRY ROOM

\* GUEST SUITE

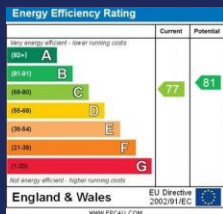
RESIDENTS LOUNGE

ESTATE MANAGER AND STAFF

\* ON SITE HAIR & BEAUTY SALON

DELIGHTFUL COMMUNAL GARDENS

\* ADDITIONAL CHARGES APPLY



**01903 850450**

**90 THE STREET, RUSTINGTON, WEST SUSSEX,  
BN16 3NJ**

**sales@hawkemetcalfe.co.uk**

**www.hawkemetcalfe.co.uk**



