



Total Area: 686 ft² ... 63.8 m²

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements are approximate and no responsibility is taken for error, omission or mis-statement.
This plan is for illustrative purposes only and should be used as such by any prospective purchaser.
Created by Jtm 2021

Council Tax Band - C
Energy Efficiency Rating TBC.

Tenure: 125 year lease from 2011
Maintenance: £832.22pcm

We recommend you have this verified by your legal representative at your earliest convenience.

NOTE - For clarification we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings.

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BOGNOR REGIS EAST PRESTON LITTLEHAMPTON RUSTINGTON WEST WORTHING

48 Claridge House, Church Street, Littlehampton

£195,000 - Leasehold



Claridge House is in our opinion the most desirable retirement block in the town and was built by reputable builders, McCarthy & Stone in 2011.

The block has an age restriction for "over 70's" and has lifts to all floors. The property itself is has an entrance hall with storage cupboards, a dual aspect lounge / diner with views overlooking the gardens, fitted kitchen with integral appliances, two double bedrooms and a "jack and jill" wet room/w.c that is accessible from the bedroom and the hallway.

The property has a 24 hour emergency call system via cords that can be pulled.

Communal facilities include a residents lounge where social events and activities take place, a laundry room, well-being suite and a restaurant which has table service and serves freshly prepared meals daily (for an additional charge). There is also a guest suite with accommodation that can be booked for an additional charge.

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.

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Claridge House is conveniently situated within close proximity of the town centre where local amenities can be found including the shopping precinct, library and doctors surgery.

The sea front and riverside is also within close proximity, as is the mainline railway station.

Further afield is Rustington village with a shopping precinct, and transport links.



 *No Forward Chain* 