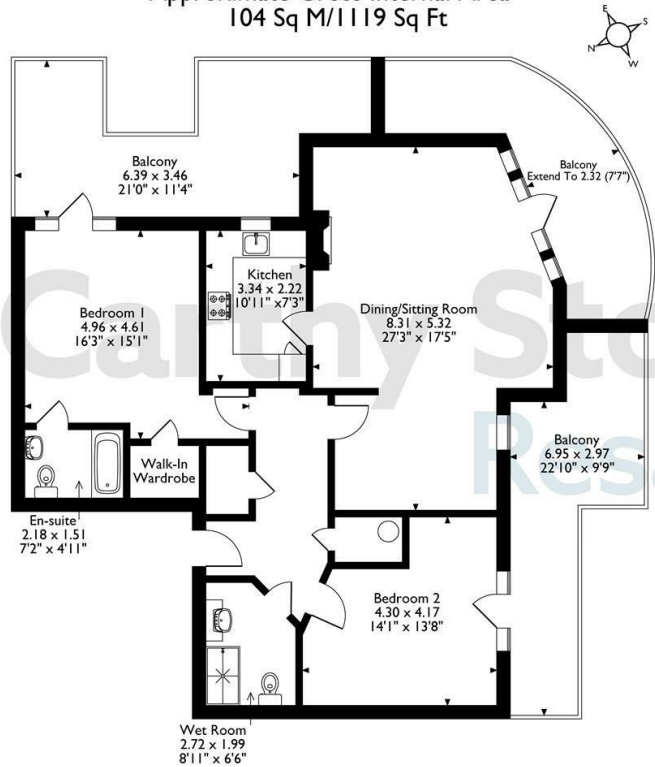


Corbett Court, Flat 51, The Brow, Burgess Hill, West Sussex
Approximate Gross Internal Area
104 Sq M/1119 Sq Ft



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



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	82	82
(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	

51 Corbett Court

The Brow, Burgess Hill, RH15 9DD



Asking price £250,000 Leasehold

A well presented TWO double bedroom PENTHOUSE apartment, boasting a wrap around walk out balcony accessed via French doors from the living area as well as two additional balconies accessed via both bedrooms.

Corbett Court, a McCarthy Stone retirement living development is nestled in Burgess Hill and boasts a Homeowner's Lounge where SOCIAL events take place as well as an on-site BISTRO.

Entitlements Advice and Part Exchange available

Call us on 0345 556 4104 to find out more.

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

This floor plan is not drawn to scale and is for illustrative purposes only. Any measurements, floor areas (including any total floor area), openings and orientation are approximate and for guidance only. McCarthy Stone Resales do not take liability for any error, omission or misstatement. All parties must rely on their own inspections. It should not be assumed that any furniture or fittings contained in the photographs are included in any sale. All details referring to time and distances to localities are approximate. Details regarding any common charges and other applicable fees are provided by the seller and should not be relied on without verification and further checks made through a solicitor/conveyancer. Please contact the Property Consultant for further information that Appliances (including central heating) have not been tested, therefore it cannot be assumed that they are in good working order. All interested parties are advised to check availability and make an appointment before travelling to view the property to avoid disappointment or wasted time or travel expenses. The details contained within this brochure are for information purposes only and do not form part of any agreement. All purchases will be subject to contract terms. © All artwork (photos and floorplans) and written content are the sole property and copyright of McCarthy & Stone Resales Limited and are legally protected by UK & International copyright laws. Under no circumstance may you download, reproduce, publish or distribute any content for commercial purposes, without prior written permission from McCarthy Stone Resales. Unauthorised duplication or usage for commercial purposes is prohibited by the Copyright law and will be prosecuted.



Corbett Court, The Brow, Burgess Hill

Development Overview

Corbett Court is a Retirement Living Plus development (formally known as assisted living) built by McCarthy & Stone, designed specifically for the over 70s. The development has an Estate Manager who leads the team and oversees the smooth running of the development.

Communal facilities include homeowners lounge where social events and activities take place, landscaped gardens, lifts to all floors and a laundry. There is a restaurant which is table service and serves freshly prepared meals daily. If your guests wish to stay, there is a 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 the hall, 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 Corbett Court with additional services such as care and support, shopping, washing, cooking, cleaning help with bathing available at an extra cost

This apartment is conveniently situated next to the assisted bathroom (a great benefit where extra support while washing needed) and laundry room.

Hallway

The hallway seamlessly connects to two bedrooms, a shower room, and the combined living/dining room and kitchen. Convenience is heightened with a walk-in cupboard in the hallway, housing essential services and a water heater, offering ample storage space.

Kitchen

A fully fitted kitchen with a range of wall-mounted and base units paired with a sleek black countertop, an electric oven, and a four-ring electric hob with a splashback and extractor hood. Completing the setup is a stainless steel sink with a draining board and a built-in fridge/freezer. The tiled floor adds a modern touch. Connectivity between the kitchen and living/dining room is facilitated by a partially glazed door, enhancing the overall flow of the space.



Living / Dining Room

This exceptionally spacious and bright room offers the added advantage of direct access to a large wrap around balcony. The room is carpeted and well-equipped with power points, TV points, telephone access, and emergency pull cords. With abundant space for a comfortable sofa suite and a dining table with chairs, it provides a versatile and inviting environment.

Bedroom One

Bedroom one is a generously proportioned double bedroom with the added convenience of a built-in wardrobe and an en suite bathroom. The room is carpeted and features power points and TV points. Direct access to the balcony is available from the bedroom, providing a seamless connection to outdoor spaces.

En-Suite

The ensuite comprises; wash hand basin with a mirror above, WC, and a walk-in mobility bath. Tiled floors and walls, extractor fan and emergency pull cord.

Bedroom Two

Another generously sized double bedroom presents itself, offering a walk-in wardrobe and an additional storage cupboard. The room is carpeted and comes equipped with power points and a TV point, blending comfort and functionality seamlessly. This room also boasts direct access to a walk out balcony.

Wetroom

Fully tiled floors and walls, comprising of; WC, wash hand basin with mirror and light over, wetroom style shower with grab rails and curtain. Emergency pull cord and extractor fan.

Car Parking

Parking is by allocated space. The fee is £250 per annum. Permits are available on a first come, first served basis. Please check with the Estates Manager on site for availability

Service Charge (breakdown)

- Includes the cost of;
- Cleaning of communal and external 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



2 Bed | £250,000

- Contingency fund including internal and external redecoration of communal areas
- Buildings insurance
- Cost of your Estates Manager
- Gardening

But does not include external costs such as your Council Tax, gas and electricity or TV Licence. Please contact us for further information.

Service charge: £13,104.74 per annum (for financial year ending 31/03/26)

Check out benefits you may be entitled to supporting you with service charges and living costs. (often offset by Government Entitlements eg Attendance Allowance £3,500-£5,200)'.

Lease Information

Lease Length: 125 years from Jan 2013
Ground Rent: £510 per annum
Ground Rent Review date: Jan 2028

Moving Made Easy & Additional Information

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 that can assist with service charges or living costs.
- 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 CHECK OUR WEBPAGE
ADDITIONAL SERVICES OR SPEAK WITH OUR PROPERTY CONSULTANT

- Fibre to the cabinet broadband available
- Mains water and electricity
- Electric room heating
- Mains drainage

