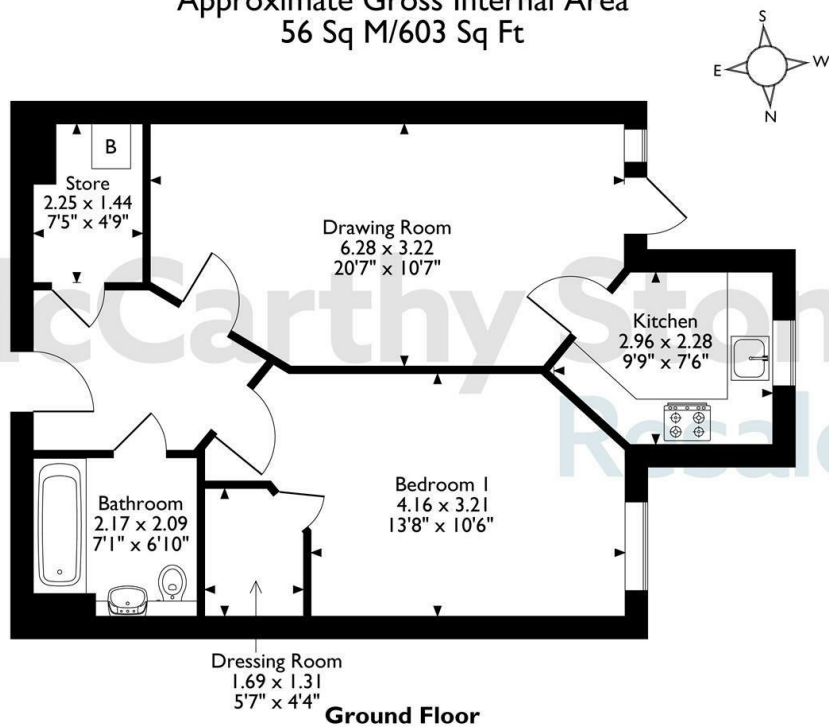


Clayton Court, Flat 8, The Brow, Burgess Hill, West Sussex  
Approximate Gross Internal Area  
56 Sq M/603 Sq Ft



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



| Energy Efficiency Rating                    |                         |           |
|---------------------------------------------|-------------------------|-----------|
|                                             | Current                 | Potential |
| Very energy efficient - lower running costs |                         |           |
| (92 plus) <b>A</b>                          |                         |           |
| (81-91) <b>B</b>                            | 85                      | 85        |
| (69-80) <b>C</b>                            |                         |           |
| (55-68) <b>D</b>                            |                         |           |
| (39-54) <b>E</b>                            |                         |           |
| (21-38) <b>F</b>                            |                         |           |
| (1-20) <b>G</b>                             |                         |           |
| Not energy efficient - higher running costs |                         |           |
| <b>England &amp; Wales</b>                  | EU Directive 2002/91/EC |           |

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. 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 Limited.

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## 8 Clayton Court

The Brow, Burgess Hill, RH15 9DB

PRICE  
REDUCED



PRICE REDUCTION

Asking price £200,000 Leasehold

A light and spacious ONE bedroom apartment ideally situated on the GROUND floor. This apartment boasts direct access from the living room to a WESTERLY facing private PATIO area. Clayton Court, a McCarthy Stone retirement living development is nestled in Burgess Hill and features landscaped gardens as well as a Homeowner's Lounge where SOCIAL events take place.

\*Entitlements Advice and Part Exchange available\*

Call us on 0345 556 4104 to find out more.

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

# Clayton Court, The Brow, Burgess Hill

1 Bed | £200,000

## Clayton Court

Clayton Court is a McCarthy Stone Retirement Living development for the over 60's. The development has a dedicated House Manager on site during their office hours to take care of things and make you feel at home.

There's no need to worry about the burden of maintenance costs as the service charge covers the cost of all external maintenance, gardening and landscaping, external window cleaning, buildings insurance, water rates and security systems. All energy costs of the laundry room, homeowners lounge and other communal areas are also covered in the service charge. For your peace of mind the development has CCTV door entry and 24-hour emergency call systems, should you require assistance.

The Homeowners' lounge provides a great space to socialise with friends and family. If your guests have travelled from afar, they can extend their stay by booking into the development Guest Suite (usually for a fee of £20 per night - subject to availability) which has an en-suite shower room, tea and coffee making facilities and a TV.

It is a condition of purchase that residents must meet the age requirement of 60 years or of age or over.

## Kitchen

A fully fitted kitchen with a range of wooden effect wall and base units with complimentary roll top worksurfaces over. Integrated appliances to include; fridge/freezer, waist height electric oven (for minimal bend), four ring electric hob and stainless steel extractor hood over. The stainless steel sink with chrome mono lever mixer tap sits beneath the double glazed window which allows for ample natural daylight. Tiled flooring and splashbacks throughout.

## Living Room

A light and spacious living area boasting a double glazed patio door leads onto the enclosed paved patio area, perfect for a bistro table. There is ample room for dining and comfortable seating in the living room. Raised power sockets, TV and telephone points, two ceiling light points and door leading onto the separate kitchen.

## Bedroom

A generously sized double bedroom, neutrally decorated and carpeted throughout. This room boasts a walk in wardrobe providing shelving and hanging rails for ample clothes storage. The double glazed window overlooks the communal gardens. Raised power sockets and TV point, two ceiling light points.

## Bathroom

A fully fitted suite, tiled from floor to ceiling comprising; shower over bath, WC, basin with chrome taps and wall mounted mirror above, vanity unit and chrome wall mounted heated towel rail.

## 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 House Manager on site for availability.

## 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

Annual Service charge: £3,733.44 for financial year ending 31/03/2027.

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 House Manager.

Check out benefits you may be entitled to (often offset by Government Entitlements eg Attendance Allowance £3,500-£5,200)'.

## Leasehold

Ground Rent: £425 per annum  
Ground Rent Review: January 2028  
Lease : 125 years from January 2003

## 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.
- 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

PRICE  
REDUCED

