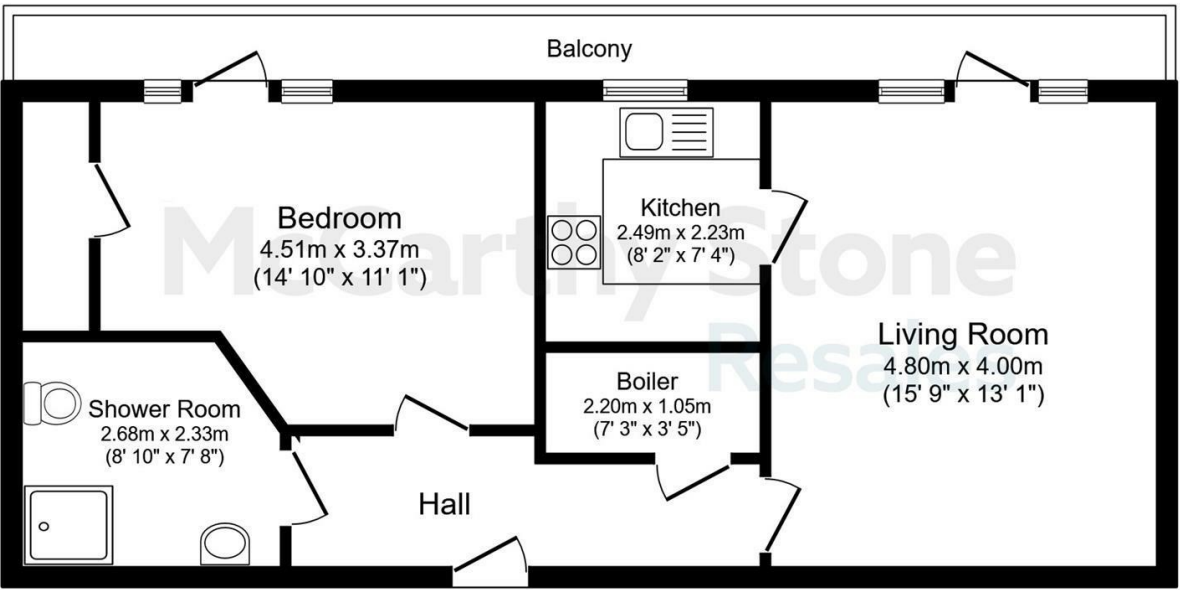


56 Corbett Court

The Brow, Burgess Hill, RH15 9DD



Asking price £165,000 Leasehold

Join us for coffee & cake at our Open Day - Friday 24th October 2025 - from 10am to 4pm - book your place today!

A light and spacious ONE bedroom apartment situated on the third floor. This apartment boasts a walk out BALCONY which is accessed via the patio door from the living area, modern kitchen with INTEGRATED APPLIANCES, spacious living area with ample room for dining, wet room and DOUBLE bedroom. Corbett Court, a McCarthy Stone retirement development is nestled in Burgess Hill and features an on-site restaurant and 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

Council Tax Band: B



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	71	75
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	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 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. The development has an Estate Manager who leads the team and oversees the smooth running of the development.

Communal facilities include a homeowners lounge where social events and activities take place. There are lovely landscaped gardens, lifts to all floors and a laundry. In addition, the development boasts 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 including care and support available at an extra charge.

Entrance Hall

Front door with spy hole leads to the Entrance Hall. The 24 hour Tunstall emergency response pull cord system is situated in the hall, along with illuminated light switches and smoke detector. From the hallway there is a door to a walk in storage and airing cupboard. Doors also lead to the bedroom, living room and shower room.

Living Room

A well presented living area with ample room for a dining table and chairs. A double glazed patio door opens onto a walk out balcony which spans the length of the apartment.. Two ceiling light points, raised power sockets, TV & telephone points. Partially glazed door leads onto the separate kitchen.



Kitchen

Fully fitted kitchen with a range of wooden effect wall and base cabinets for ample storage and laminate roll top worksurfaces over. Integrated appliances to include a fridge/freezer, single waist height electric oven (for minimal bend), ceramic four ring hob with extractor hood over. Stainless steel sink with chrome mixer tap sits below the double glazed window.

Bedroom

A generously sized double bedroom which is neutrally decorated throughout. This room boasts a walk in wardrobe with hanging rail and shelves for ample clothes storage. Raised power sockets and TV point for convenience. Ceiling light point.

Wet Room

A spacious wet room style shower room, comprising; level access walk-in shower with grab rails, WC, vanity unit with sink and mirror above. Electric chrome wall mounted towel rail. 24/7 emergency pull cord.

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
 - Contingency fund including internal and external



1 bed | £165,000

redecorating of communal areas

- Buildings insurance
- Cost of your Estates Manager
- Gardening

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

Service charge £9,718.33 per annum for financial year end 31/03/2026.

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 the 1st January 2013
Ground Rent: £435 per annum
Ground Rent review date: January 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

