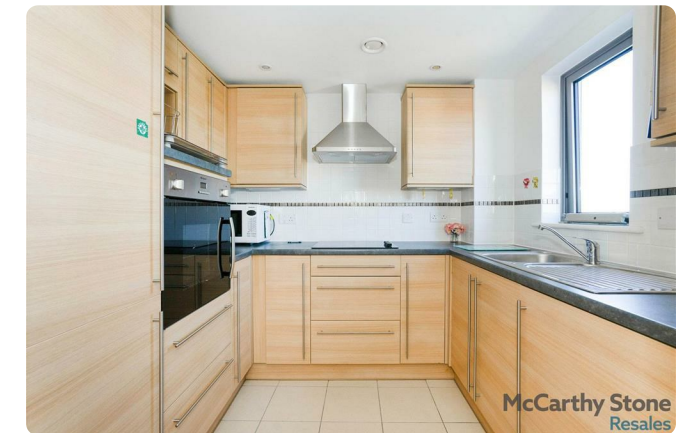
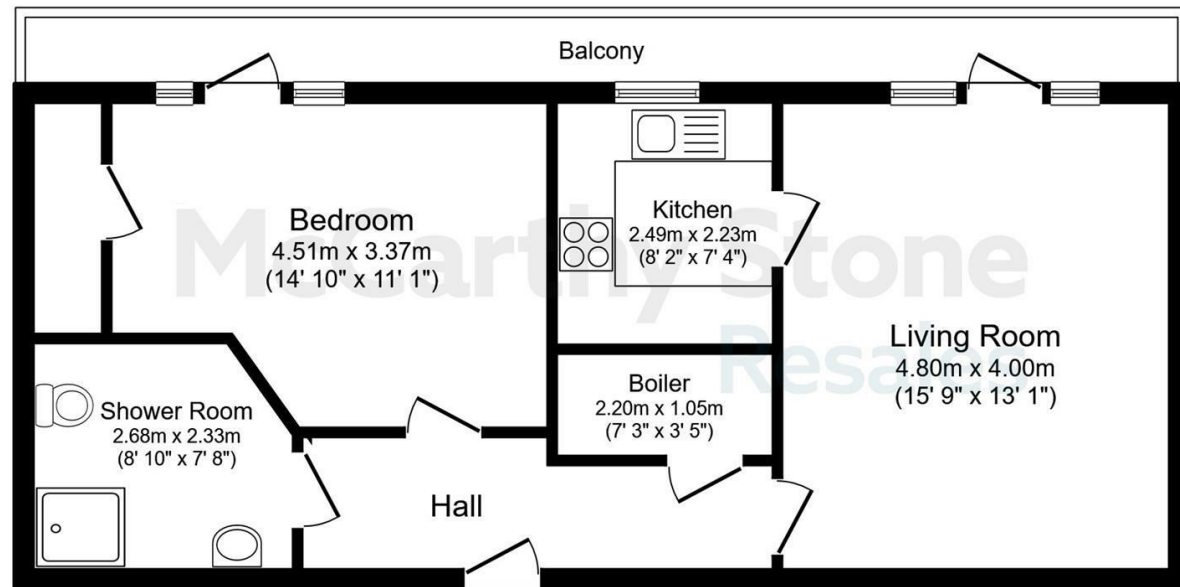


56 Corbett Court

The Brow, Burgess Hill, RH15 9DD



Total floor area 56.5 sq.m. (608 sq.ft.) approx  
 This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

Council Tax Band: B



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		71	75
(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	

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Asking price £165,000 Leasehold

A light and spacious ONE bedroom apartment situated on the third floor. This apartment boasts a walk out BALCONY which is accessed via patio door's from both the living area and bedroom, 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



# Corbett Court, The Brow, Burgess Hill

## 1 bed | £165,000

### 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 double glazed patio door opens onto a walk out balcony, as well as 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 redecoration 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.

Annual Service charge £10,634.61 for financial year end 31/03/2027.

**\*\*FREE ENTITLEMENTS ADVICE\*\*** Check out benefits you may be entitled to!

### Lease Information

Lease: 125 Years from the 1st January 2013

Ground Rent: £435 per annum

Ground Rent review: 1st 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.
- 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

