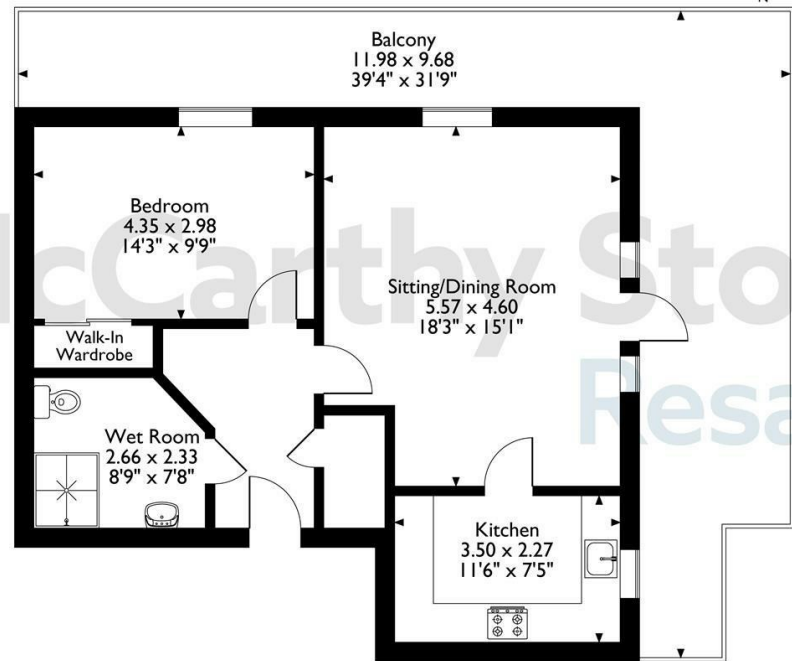


Corbett Court, Flat 54, The Brow, Burgess Hill, West Sussex  
Approximate Gross Internal Area  
63 Sq M/678 Sq Ft



**Fourth Floor Flat**

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>		<b>81</b>	<b>81</b>
(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 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 reproduction is strictly prohibited.

**54 Corbett Court**

The Brow, Burgess Hill, RH15 9DD



**Asking price £255,000 Leasehold**

An excellent ONE double bedroom apartment situated on the THIRD FLOOR boasting a wrap around balcony with SOUTH WEST FACING viewings over the green horizon! Corbett Court, a McCarthy Stone Retirement living PLUS development is nestled in Burgess Hill and boasts a Homeowner's Lounge where SOCIAL events take place as well as a on-site BISTRO. Apartment recently renovated as of 18 months ago.

\*Entitlements Advice and Part Exchange available\*

**Call us on 0345 556 4104 to find out more.**



# The Brow, Burgess Hill, West Sussex, RH15

## 9DD

### Corbett Court

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.

### Kitchen

A modern fully fitted kitchen with a range of wooden effect wall and base units topped with a complimentary work surface over. Integrated appliances to include: fridge/freezer, waist height electric oven (for minimal bend), four ring electric hob with stainless steel extractor hood over. Wooden style flooring throughout. Kitchen updated a year ago with new cupboards and worktops, splashback, new sink and a Hilary blind fitted. New flooring laid.

### Living Room

A generously sized dual aspect living area which

benefits from French doors leading onto the wrap around decked walk out balcony. Perfect for garden furniture and plants, to enjoy the views beyond. With the primary aspect being south westerly facing, the living area benefits from ample natural daylight which floods the room, this also provides the flat with lots of warmth, meaning very minimal heating is required. There is an electric fireplace with surround, providing an attractive focal point to the room. The balcony flooring was completely redone just over 2 years ago and the lounge was decorated with Hilary blackout curtains fitted, plus new carpet.

### Bedroom

A double bedroom, carpeted and decorated throughout. This room boasts large floor to ceiling windows as well as an in-built mirrored sliding wardrobe, providing ample clothes storage. Bedroom decorated and Hilary blackout curtains fitted, plus new carpet.

### Bathroom

A wet room style shower room, fully tiled throughout comprising; WC, basin with mirror above and wooden vanity cupboards below. There are ceiling spotlights throughout as well as a 24/7 emergency pull cord.

### 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

## 1 bed | £255,000

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

### Service Charge

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 ending 31/03/2027.

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

### Leasehold

Lease: 125 Years from the 1st January 2013

Ground Rent: £435 per annum

Ground Rent review: 1st January 2028

### 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

### Fixtures and fittings

All curtains are included in the price and the furniture upon negotiation of price.

