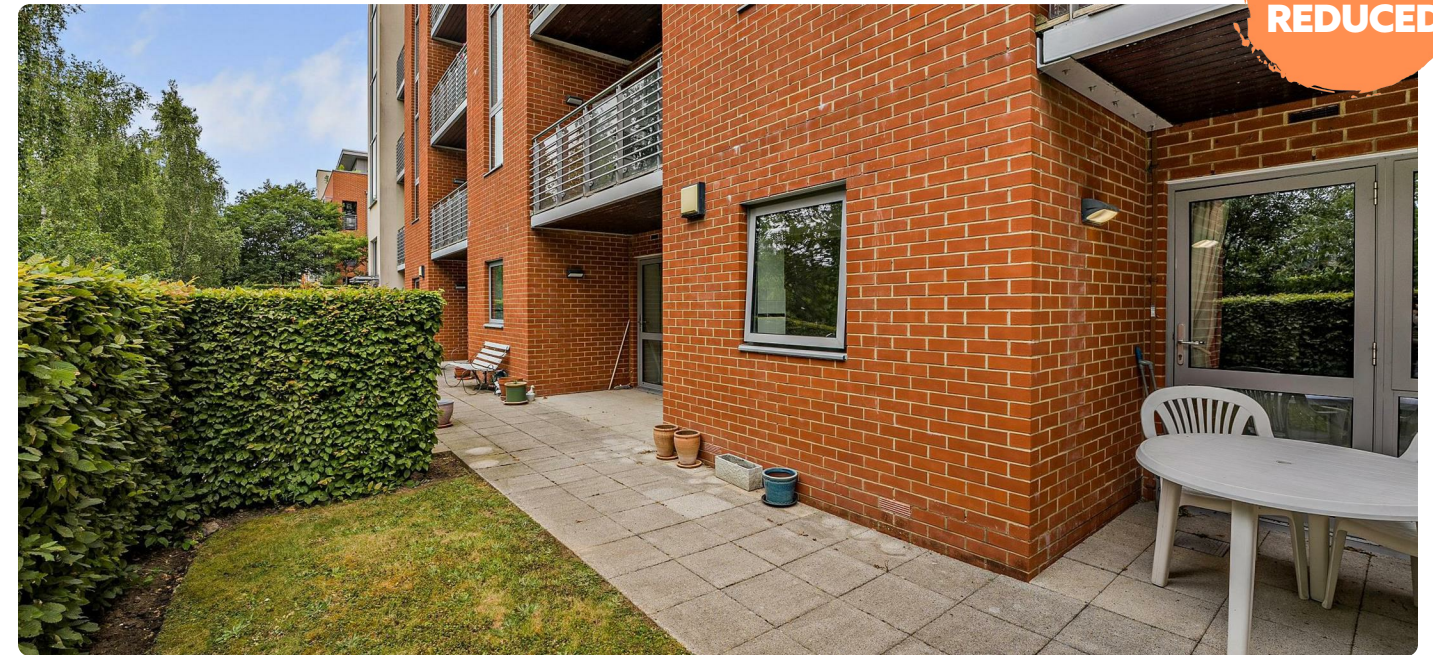


The position & size of doors, windows, appliances and other features are approximate only.  
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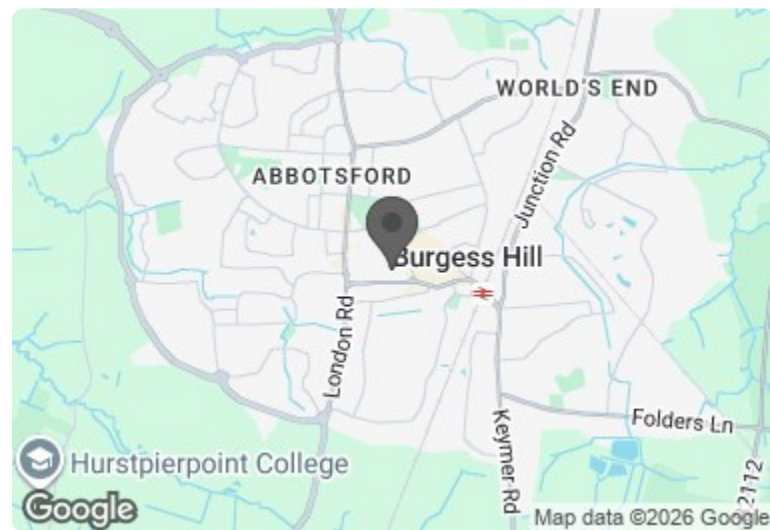
**2 Corbett Court**

The Brow, Burgess Hill, RH15 9DD

**PRICE REDUCED**



**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>88</b>	<b>88</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		



**PRICE REDUCTION**

**Asking price £175,000 Leasehold**

A SUPERB one double bedroom apartment, ideally situated on the LOWER GROUND FLOOR and boasting a SOUTH FACING PATIO AREA, accessed from the living room.

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.



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

# Corbett Court, The Brow, Burgess Hill

1 Bed | £175,000

PRICE  
REDUCED

## 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 beautifully presented living room with a feature electric fireplace which makes an attractive focal point in the room. Double glazed door which allows ample natural light in leads to a South facing patio area. Space for a small dining table and chairs. Two ceiling lights,

power points, TV & telephone points. Door to separate Kitchen.

## Kitchen

Modern, fitted kitchen boasting a range of wood effect wall and base units with complimentary work surfaces. There is an integrated fridge/freezer and electric oven. Freestanding microwave. Stainless steel sink with chrome mixer tap sits below the electronically operated window. There is also a fitted electric ceramic hob with extractor over.

## Bedroom

A spacious double bedroom with door to the walk-in wardrobe which boasts plenty of hanging and storage space. TV and phone point, ceiling lights.

## Wet Room

A modern wet room style shower room, comprising of; walk-in shower with grab rails, WC, vanity unit with sink and mirror above. Electric towel warmer and 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

## Sale inclusions

Fixtures and fittings are sold as seen. Carpets, curtains and light fittings included in the sale. Items of furniture available by separate negotiation.

## 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.

## Lease Information

Lease: 125 Years from the 1st January 2013

Ground Rent: £435 per annum

Ground Rent review: 1st January 2028

## Additional Information & Services

- Superfast Fibre Broadband available
- Mains water and electricity connected
- Electric room heating
- Mains drainage

\*\* Entitlements Service\*\* Check out benefits you may be entitled to.

\*\* Part Exchange \*\* We offer Part-Exchange service to help you move without the hassle of having to sell your own home.

\*\* Removal Service\*\* Get a quote from our Partner Removal Service who can declutter and move you in to your new home.

\*\* Solicitors\*\* Get a quote from our panel solicitors who have dealt with a number of sales and purchases and therefore familiar with the McCarthy Stone set up.

FOR MORE INFORMATION CHECK OUR WEBPAGE  
ADDITIONAL SERVICES OR SPEAK WITH OUR  
PROPERTY CONSULTANT

