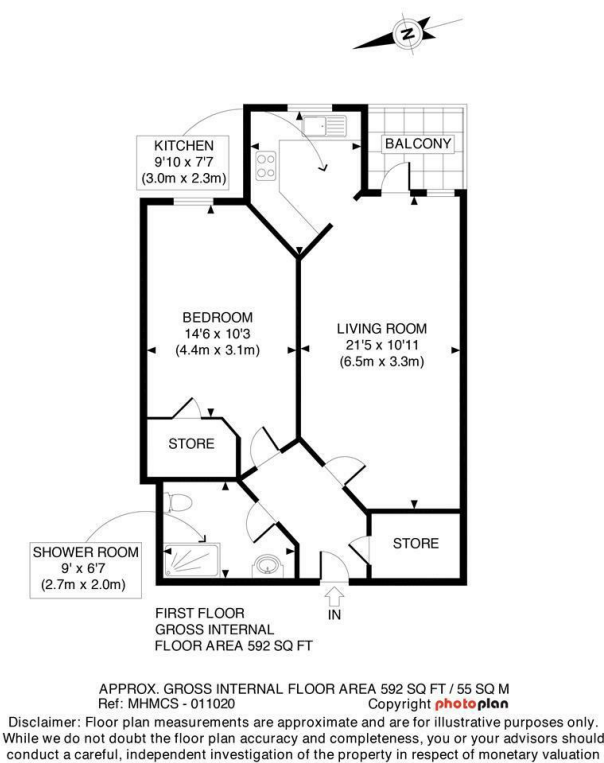


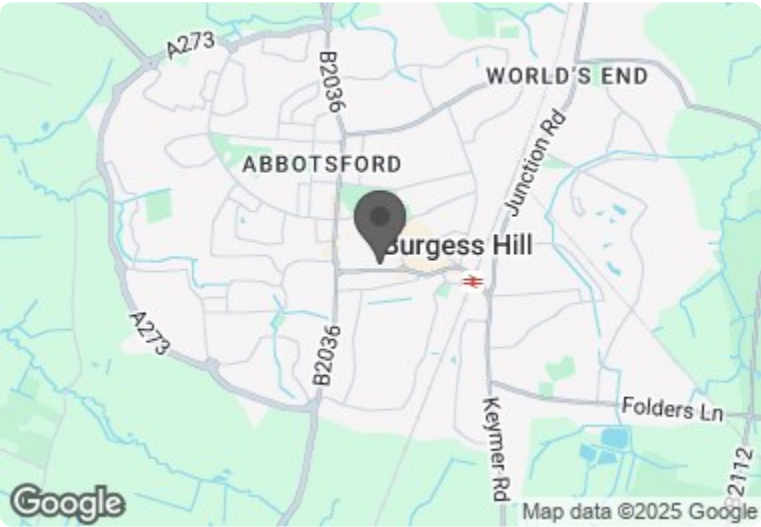
20 Corbett Court

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>                            |                            |           |
| (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<br>2002/91/EC |           |



PRICE REDUCTION

Offers in the region of £120,000 Leasehold

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

A well presented FIRST FLOOR retirement apartment, boasting A WALK OUT BALCONY.

As part of McCarthy & Stone's Retirement Living PLUS Range, the excellent COMMUNAL FACILITIES on offer include an ONSITE RESTAURANT, a GUEST SUITE for visiting family and friends, a HOMEOWNERS LOUNGE where social events take place, and more!

Call us on 0345 556 4104 to find out more.

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

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# Corbett Court The Brow, Burgess Hill, RH15

1 Bed | £120,000



### 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.

### Apartment Overview

A well presented one double bedroom apartment with an Easterly outlook, located on the first floor and boasting a walk-out balcony, accessed directly from the living room.

### 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 useful walk in storage and airing cupboard. Doors also lead to the bedroom, living room and shower room.

### Living Room

A very well presented living room with double glazed door leading to the walk-out balcony. Two ceiling lights, power points, TV & telephone points. Partially glazed door to separate Kitchen.

### Kitchen

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

### Double Bedroom

A spacious double bedroom with door to a walk-in wardrobe, boasting plenty of hanging and storage space. TV and phone point, ceiling light.

### 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. Emergency pull cord.

### 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

But 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 ending 31/03/26)

### 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

### Lease Information

Lease Length: 125 years from the 1st January 2013

Ground Rent: £435 per annum

Ground Rent review date: January 2028

