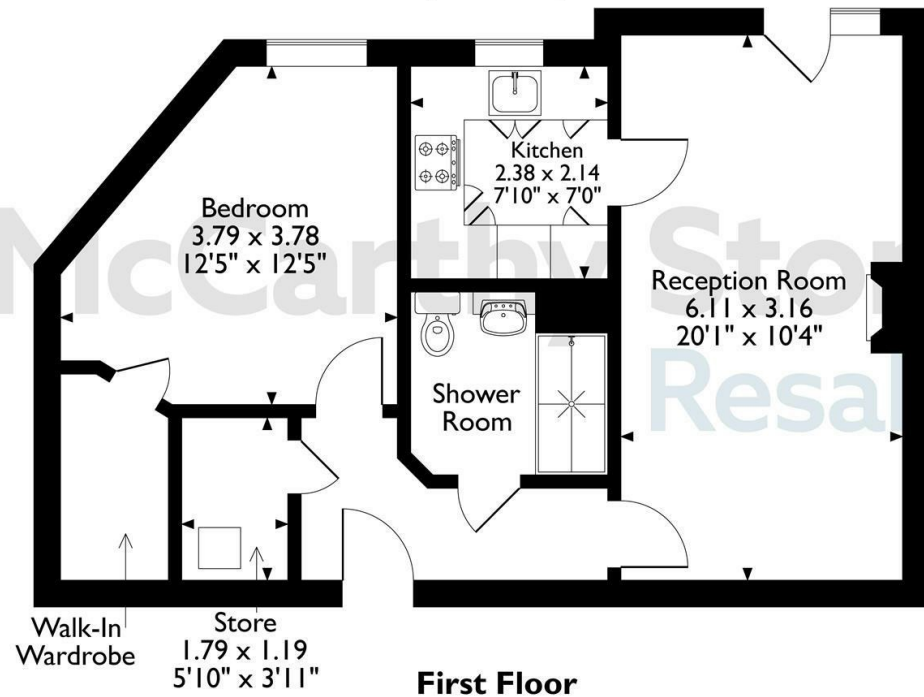
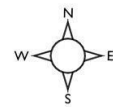
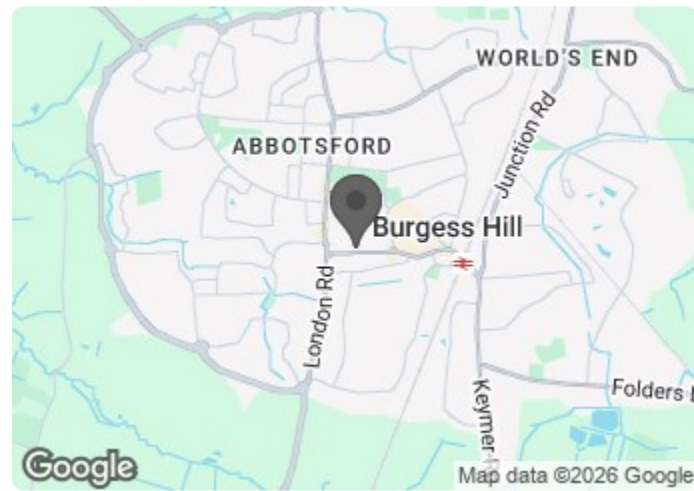


Clayton Court, Flat 14, The Brow, Burgess Hill, West Sussex  
Approximate Gross Internal Area  
53 Sq M/570 Sq Ft



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>89</b>	<b>89</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		

## 14 Clayton Court

The Brow, Burgess Hill, RH15 9DB



### Asking price £215,000 Leasehold

A beautiful ONE bedroom apartment ideally situated on the FIRST FLOOR, boasting a JULIET BALCONY to the spacious living dining room, a MODERN FITTED KITCHEN, a double bedroom with WALK-IN WARDROBE and a CONTEMPORARY SHOWER ROOM.

Clayton Court is a McCarthy Stone development for the over 60's with excellent COMMUNAL FACILITIES, to include; a Communal Lounge where SOCIAL EVENTS take place, a well equipped LAUNDRY ROOM, a GUEST SUITE for visiting family & friends, and a HOUSE MANAGER onsite during office hours.

\*Entitlements Advice and Part Exchange available\*

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

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

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. McCarthy & Stone Resales Limited, Trading as McCarthy Stone Resales  
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Registered in England and Wales No. 10716544



# Clayton Court, The Brow, Burgess Hill, RH15

## 9DB

### Summary

Clayton Court is a McCarthy Stone Retirement Living development for the over 60's. The development has a dedicated House Manager on site during their office hours to take care of things and make you feel at home.

There's no need to worry about the burden of maintenance costs as the service charge covers the cost of all external maintenance, gardening and landscaping, external window cleaning, buildings insurance, water rates and security systems. All energy costs of the laundry room, homeowners lounge and other communal areas are also covered in the service charge. For your peace of mind the development has CCTV door entry and 24-hour emergency call systems, should you require assistance.

The Homeowners' lounge provides a great space to socialise with friends and family. If your guests have travelled from afar, they can extend their stay by booking into the development Guest Suite which has an en-suite shower room, tea and coffee making facilities and a TV.

It is a condition of purchase that residents must meet the age requirement of 60 years or of age or over.

### Entrance Hall

Front door with spy hole leads to the large entrance hall - the 24-hour Tunstall emergency response pull cord system is situated in the hall. From the hallway there is a door to a walk-in storage cupboard/airing cupboard. Illuminated light switches, smoke detector, apartment security door entry system with intercom and emergency pull cord located in the hall. Doors lead to the bedroom, living room and bathroom.

### Lounge

Feature fire with fitted electric fire. TV and telephone points. Two ceiling lights. Fitted carpets, raised electric power sockets. Partially double glazed doors lead onto a separate kitchen.

### Kitchen

Fully fitted kitchen with tiled floor. Stainless steel sink with mono block lever tap. Built-in oven, ceramic hob with extractor hood and fitted integrated fridge, freezer and under pelmet lighting.

### Bedroom

Benefiting from a walk-in wardrobe. Ceiling lights, TV and phone point.

### Shower Room

Fully tiled and fitted with suite comprising of walk-in shower, WC, vanity unit with sink and mirror above.

### Car Parking (Permit Scheme)

Parking is by allocated space subject to availability. The fee is usually £250 per annum, permits are available on a first come, first served basis. Please check with the House Manager on site for availability.

### Service Charge (breakdown)

- Cleaning of communal 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

## 1 Bed | £215,000

The service charge does not cover external costs such as your Council Tax, electricity or TV. To find out more about service charges please contact your Property Consultant or House Manager.

The service charge is £3,733.44 per annum (for financial year end 31/03/2027).

Ask about our FREE ENTITLEMENTS SERVICE to find out what benefits you may be entitled to.

### Lease Information

Ground Rent: £425 per annum

Ground Rent review date: January 2028

Lease Length: 125 years from January 2003

### Additional Information & Services

- Fibre to the Cabinet Broadband available
- Mains water and electricity
- Electric room heating
- Mains drainage

### Moving Made Easy

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

