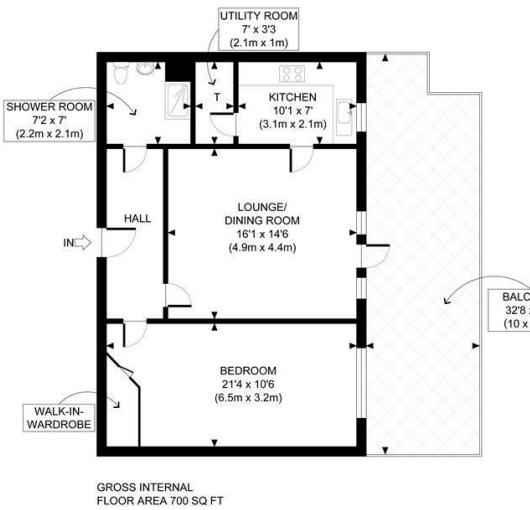
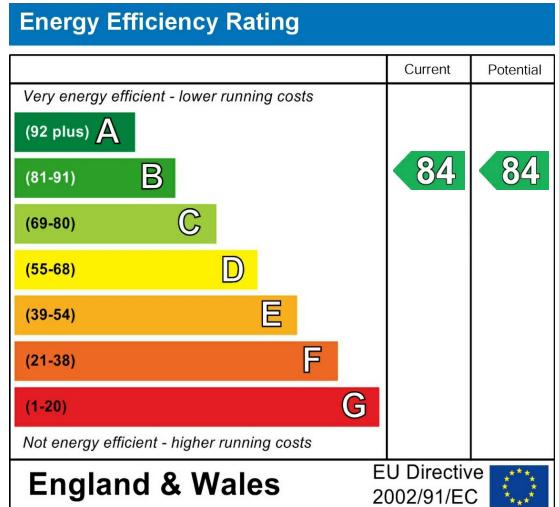
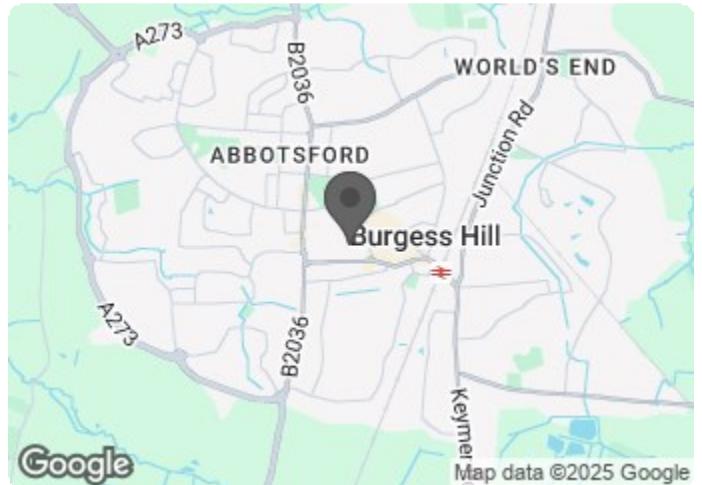


## 45 Clayton Court

The Brow, Burgess Hill, RH15 9DB



Council Tax Band: B



**Asking price £245,000 Leasehold**

A STUNNING and SPACIOUS one double bedroom McCarthy Stone retirement apartment, boasting a SOUTHERLY ASPECT and a beautiful WALK-OUT BALCONY of excellent proportions.

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.**

# Clayton Court, The Brow, Burgess Hill

1 bed | £245,000

## Development Overview

Clayton Court is a Retirement Living development for the over 60's.

A beautifully presented one bedroom top floor retirement flat benefiting from having direct access to a large south facing balcony forming part of this purpose built block built in 2013. Offering a community feel, yet within a flat 5 minute walk of the town centre and presented onto the market with no ongoing chain.

The development comprises a communal entrance hall with security entry system, which leads into a communal lounge area and managers office. There is lift access to all floors.

## Entrance Hallway

The hallway provides access to the principle rooms to include the living/ dining and access via to the kitchen, the bedroom and the shower room.

## Living/Dining Room

The living room is a fantastic space and really makes this apartment special due to the great space and access to the large south facing balcony meaning that this room is bright and airy. The living/ dining room also provides access to the kitchen via a partially glazed door to allow for a communal feel if you wish, but can also be easily closed off. The living/ dining room is carpeted and contains emergency pull cords, power points and a TV point.

## Kitchen with Utility Room

Consisting of wood effect wall and floor mounted kitchen units with a black worktop, the floor is tiled. The kitchen appliances include a four ring electric hob with an extractor fan over and splash back, a built in electric oven, washing machine, and 1.5 bowl stainless steel sink

with draining board. The kitchen has views through a window over looking the south facing balcony.

The utility room houses the tumble dryer and provides enough room for additional storage.

## Balcony

Accessed via the living/ dining room. Large (10mtr x 3Mtr) sunny and south facing, including the 4 plant pot decking units. (See photos) The purpose of these units is to prevent placing pots in their saucers directly on the decking, and causing staining. They also raise the pots for easier attention to plants.

## Bedroom

The bedroom is large benefiting from a walk in wardrobe and views over the south facing balcony ensuing that the room is bright. Carpeted and to include emergency pull cords, power points and a TV point.

## Shower Room

The shower room is fully tiled and consists of a shower with shower screen and grab rails, a wash hand basin with a vanity unit and a mirror with light and shaving points over also with a WC.

## Parking

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

## Lease Information

Ground Rent: £425 per annum

Ground Rent Review Date: January 2028

Lease Length: 125 years from the 1st January 2003



## 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

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.

Service charge: £3,160.07 per annum (for financial year ending 31/03/26)

## Additional Information & Services

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

\*\* Entitlements Service\*\* Check out benefits you may be entitled to, to support you with service charges and living cost's.

\*\* 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

