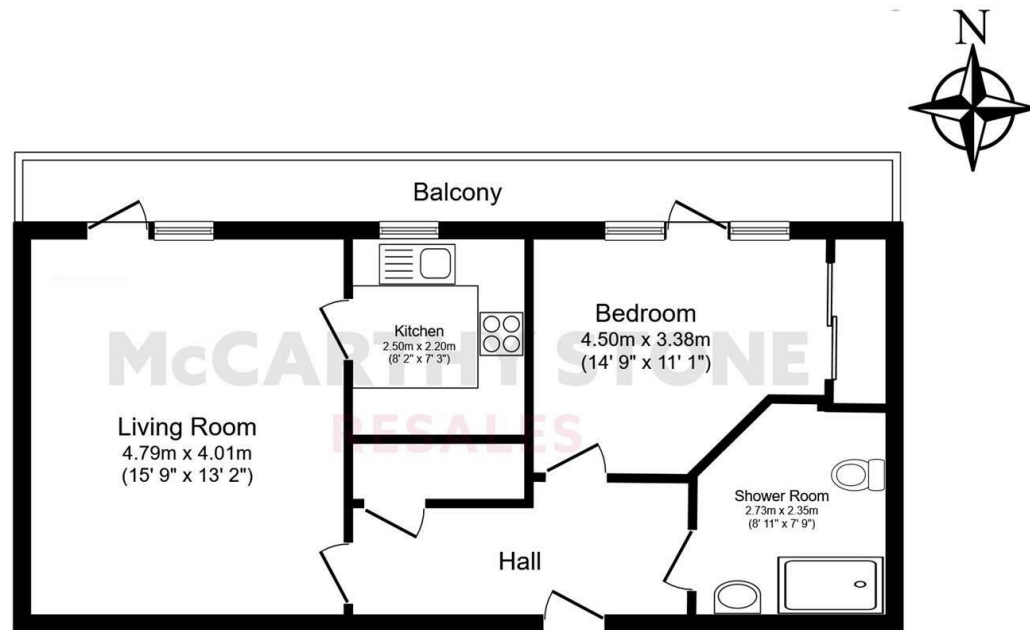


McCARTHY STONE RESALES

48 CORBETT COURT THE BROW, BURGESS HILL, RH15 9DD



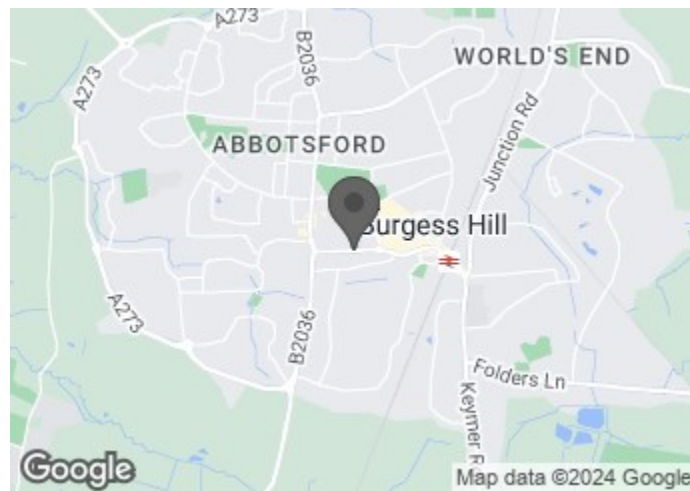
Total floor area 52.2 m² (562 sq.ft.) approx

Printed Contact Details...

This plan is for illustration purposes only and may not be representative of the property. Plan not to scale.

Powered by focalagent.com

COUNCIL TAX BAND:



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B		83	83
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			



McCARTHY STONE RESALES

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.



This one-bedroom energy efficient retirement apartment, located on the third floor, offers a spacious walk-out balcony with expansive garden views. This feature bathes the apartment in natural light and creates an inviting, airy atmosphere.

PRICE REDUCTION

ASKING PRICE £180,000 LEASEHOLD

For further details, please call **0345 556 4104**

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

CORBETT COURT, THE BROW, BURGESS

1 BEDROOMS £180,000

SUMMARY

Corbett Court is an Retirement Living Plus development 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. This apartment has a fully fitted kitchen, underfloor heating, fitted and tiled shower room with level access, double bedroom with walk in wardrobe, large dual access balcony overlooking South Downs, lounge, entrance hall and a 24 hour emergency call system.

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 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 in place. Illuminated light switches and smoke detector. From the hallway there is a door to a walk in storage and airing cupboard. Doors lead to the bedroom, living room and bathroom.

LOUNGE

The living/dining room is a well-appointed space with ample lighting, power outlets, and connectivity options. Access to a balcony adds to the room's comfort and functionality, making it a pleasant area for relaxation and socialising.

KITCHEN

Fully fitted modern style kitchen and co-ordinated work surfaces. Contemporary ceiling lights. Stainless steel sink with chrome mixer tap. There is an integrated fridge/freezer and a waist height electric oven and microwave. There is also a fitted electric ceramic hob with extractor over and splashback.

BEDROOM ONE

A double bedroom with door to walk-in double wardrobe and access to balcony. TV and phone point, ceiling lights

SHOWER ROOM

Incorporating a contemporary wet room design, the bathroom features a spacious walk-in shower, a toilet, a vanity unit with an integrated sink, and a mirror thoughtfully placed above the sink for convenience. To enhance safety and accessibility, the bathroom is equipped with strategically positioned grab rails, ensuring stability and support, along with

non-slip vinyl flooring to prevent accidents in wet conditions. In case of emergencies, an easily accessible pull cord is also installed.

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

Service charge: £9,718.33 per annum, for financial year ending 31/03/2025.

We are completely transparent with our service charges for running the development. They do not cover external costs such as your Council Tax, gas and electricity or telephone. To find out more about service charges please contact your Property Consultant or House Manager.

CAR PARKING (PERMIT SCHEME)

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 Estates Manager on site for availability.

LEASE INFORMATION

Ground Rent: £435 per annum

Ground Rent Review Date: January 2028

Lease Length: 125 years from January 2013

ADDITIONAL INFORMATION & SERVICES

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

