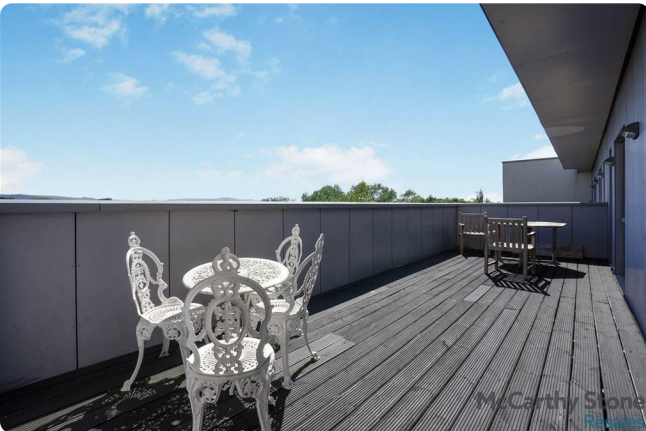
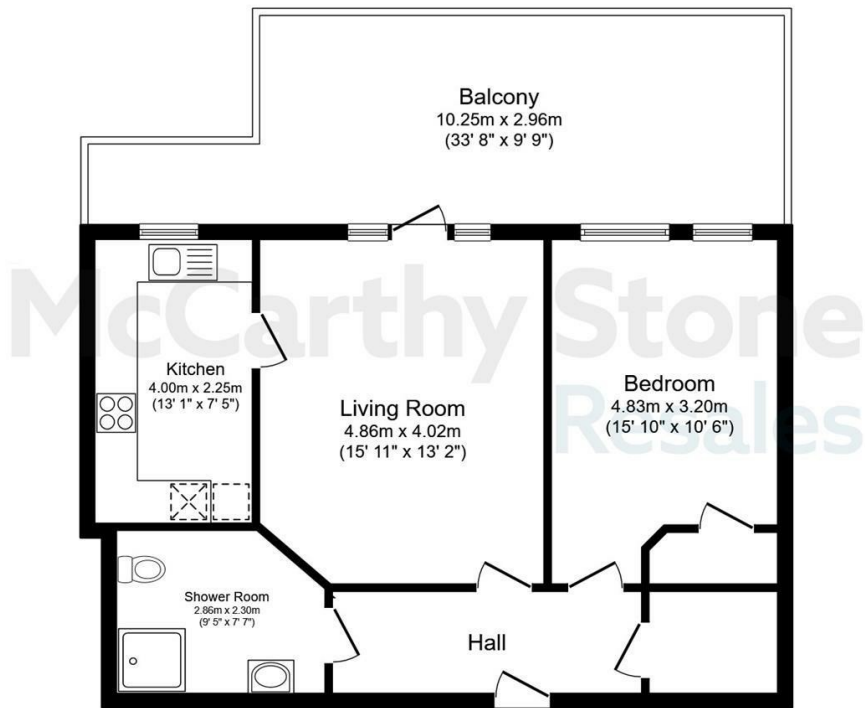


52 Corbett Court

The Brow, Burgess Hill, RH15 9DD



Total floor area 61.0 sq.m. (657 sq.ft.) approx  
This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

Council Tax Band: B



| Energy Efficiency Rating                    |                         |           |
|---------------------------------------------|-------------------------|-----------|
|                                             | Current                 | Potential |
| Very energy efficient - lower running costs |                         |           |
| (92 plus) A                                 |                         |           |
| (81-91) B                                   | 87                      | 87        |
| (69-80) C                                   |                         |           |
| (55-68) D                                   |                         |           |
| (39-54) E                                   |                         |           |
| (21-38) F                                   |                         |           |
| (1-20) G                                    |                         |           |
| Not energy efficient - higher running costs |                         |           |
| England & Wales                             | EU Directive 2002/91/EC |           |

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Asking price £250,000 Leasehold

A light and spacious ONE BEDROOM apartment with a very generously sized WALK OUT BALCONY, accessed via a patio door from the living area. This apartment boasts a fully fitted kitchen with integrated appliances, shower room, DOUBLE bedroom and living area with ample room for dining. Corbett Court, a McCarthy Stone retirement development is nestled in Burgess Hill and features an on-site restaurant with table service, Homeowner's lounge where SOCIAL events take place, as well as a guest-suite.

\*Entitlements Advice and Part Exchange available\*

Call us on 0345 556 4104 to find out more.

# Corbett Court, The Brow, Burgess Hill, RH15 9DD

## Development Summary

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 large Entrance Hall. The 24 hour 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 wet room.

## Living Room

A well presented living area with double glazed patio door opening to the walk-out balcony, perfect for a bistro table to enjoy the greenery beyond! A feature fireplace provides a warm focal point to the room. Two ceiling lights, power points, TV & telephone points. There is ample room for dining next to the partially glazed door which leads onto the separate Kitchen.

## Kitchen

A fully fitted kitchen with a range of wooden effect wall and base units for ample storage and laminate roll top surfaces over. Fitted appliances comprise; integrated fridge/freezer, waist height electric oven (for convenience) and ceramic hob with extractor over. Stainless steel sink with chrome mixer tap sits

below double glazed window which allows ample natural light to fill the room. Tiled flooring throughout and ceiling spotlights.

## Bedroom

A generously sized double bedroom which is neutrally decorated and carpeted throughout. The bedroom boasts a walk in wardrobe with a railing and shelves providing hanging and storage space. TV and phone point, ceiling light point. 24/7 emergency pull cord.

## Wet Room

A spacious wet room comprising; walk-in shower with grab rail and curtain, WC, vanity unit with sink inset and mirror above. Chrome wall mounted electric towel rail, wet room style tiled flooring and 24/7 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

## Service Charge (breakdown)

- 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

Annual Service Charge: £9,718.33 (for financial year ending 31/03/2026)

Check out benefits you may be entitled to supporting you with service charges and living costs. (often offset by Government Entitlements eg Attendance Allowance £3,500-£5,200)'.

The service charge does not include external costs such as your

# 1 bed | £250,000

Council Tax, electricity or TV License. Please contact you Property Consultant or the Estate Manager for further information.

## Lease Information

Lease: 125 years from the 1st Jan 2013

Ground rent: £435 per annum

Ground rent review date: 1st Jan 2028

## Moving Made Eay & Additional Information

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 that can assist with service charges or living costs.
- 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

- Fibre to the cabinet broadband available
- Mains water and electricity
- Electric room heating
- Mains drainage

