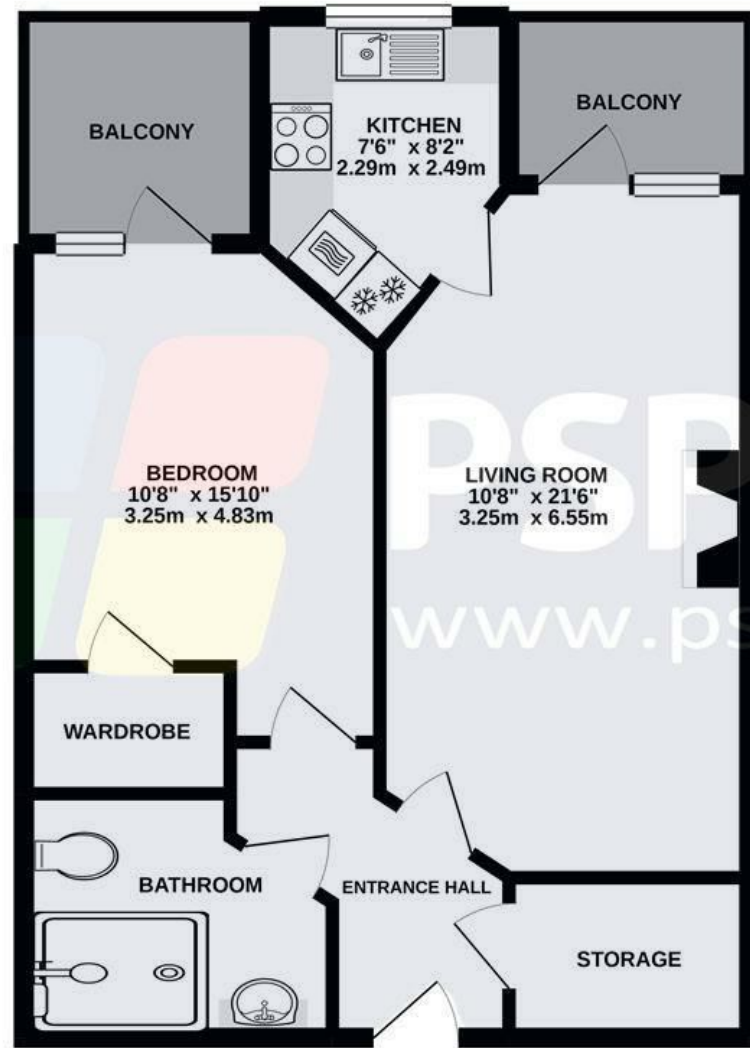
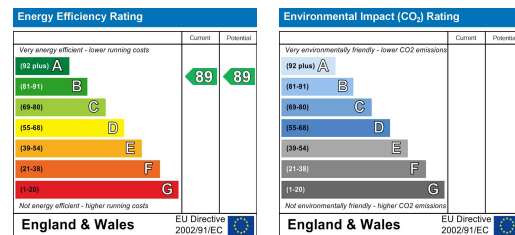


GROUND FLOOR  
534 sq.ft. (49.6 sq.m.) approx.



TOTAL FLOOR AREA: 534 sq.ft. (49.6 sq.m.) approx.  
Plans for illustration purposes only. Intending purchasers should check measurements personally.  
Made with Metrepx ©2021



41 Corbett Court, The Brow, Burgess Hill, West Sussex, RH15 9DD

Price £185,000 Leasehold



VIEWING BY APPOINTMENT WITH PSP HOMES  
54 Church Road, Burgess Hill, West Sussex, RH15 9AE. TELEPHONE 01444 250999  
OPEN SEVEN DAYS A WEEK [www.psphomes.co.uk](http://www.psphomes.co.uk)

Much care is taken in the preparation of our particulars, but we cannot guarantee the information given is accurate.  
Property details are issued a general guide only and may not form any part of an offer or contract. We recommend intending purchasers check details personally.

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41 Corbett Court, The Brow, Burgess Hill, West Sussex, RH15 9DD

A well presented one double bedroom retirement property located in this highly regarded block built by McCarthy and Stone. This fine apartment is located on the second floor with the primary rooms facing south and has the benefit of TWO SEPARATE BALCONIES both with views to the South Downs. Briefly the accommodation comprises, reception hall, Living room with balcony, modern kitchen, double bedroom with balcony as well as a walk-in wardrobe and a modern spacious shower/wet room. Further attributes within the apartment include secure double glazing, and electric underfloor heating.

Corbett Court is a Retirement Living Plus development (formally known as assisted living) 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.

Communal facilities include homeowners' lounge where social events and activities take place, landscaped gardens, lifts to all floors and a laundry. The restaurant is table service and serves freshly prepared meals daily. Guest suite accommodation available (fees apply). 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.

Stairs and lift to the Second Floor

#### ENTRANCE HALL

Entryphone. Central heating thermostat. Large storage cupboard.

#### LIVING ROOM 21'6 x 10'8

Feature fireplace surround. Door opening onto south facing balcony with views to the South Downs.

#### KITCHEN 8'2 x 7'6

Fitted with a comprehensive range of wall and floor units complemented with ample worksurfaces and tiled surrounds. Fitted oven, hob and cooker hood. Integrated fridge and freezer. Double glazed south facing window with views to the South Downs.



#### BEDROOM 15'10 x 10'8

Large walk-in wardrobe with fitted shelves and hanging rails. Door opening onto south facing balcony with views to the South Downs.

#### BATHROOM

Suite comprising wet room type shower, low level WC and wash hand basin. Tiled walls and flooring. Heated towel rail.

#### LEASE

125 years from 2013

#### GROUND RENT

Awaiting confirmation

#### SERVICE CHARGE

Awaiting confirmation

#### COUNCIL TAX

Council Tax Band B

#### LOCATION

The property is located in the heart of Burgess Hill within a very easy walk of comprehensive shopping facilities, places of worship and the main line station.

