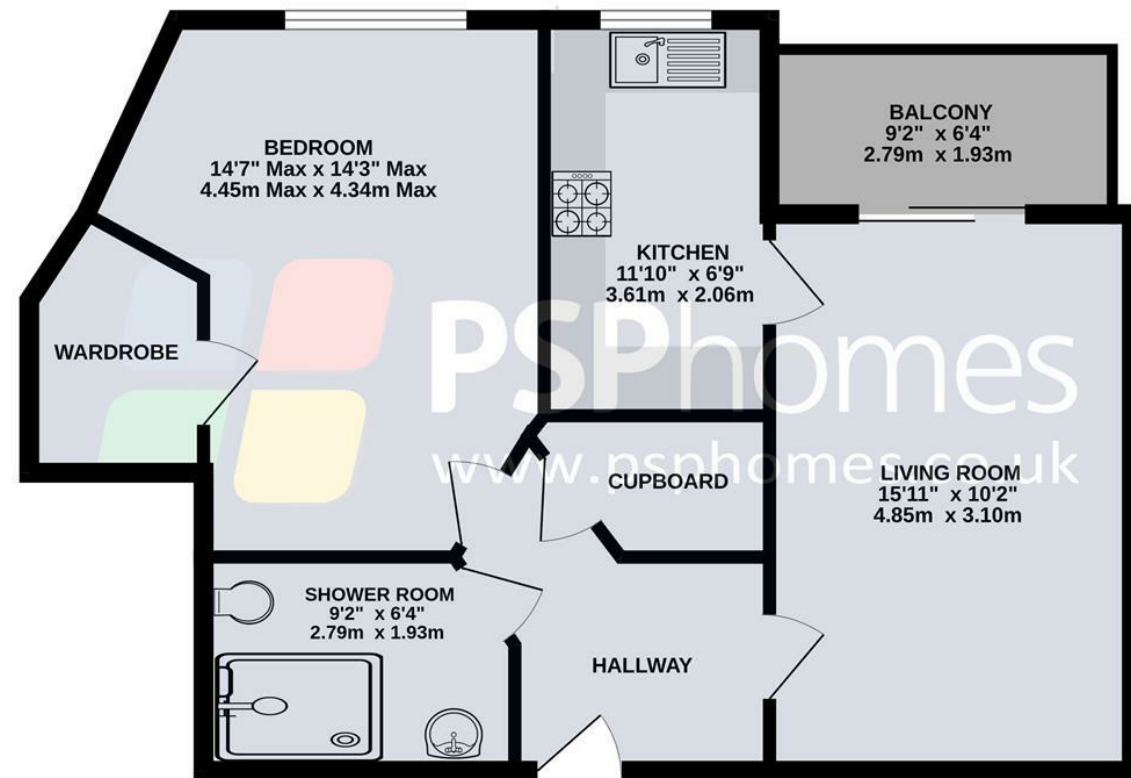
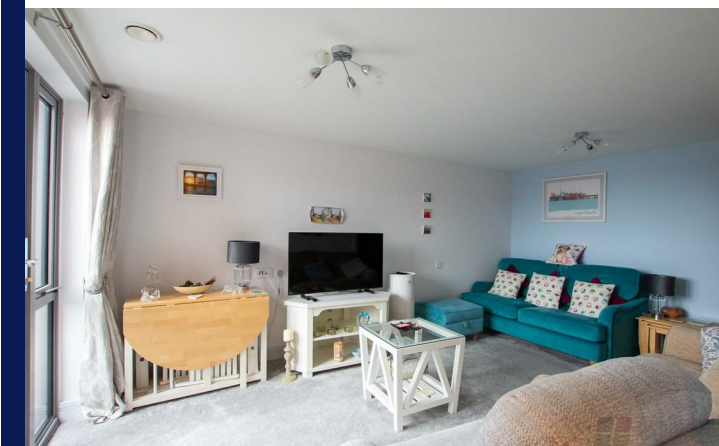
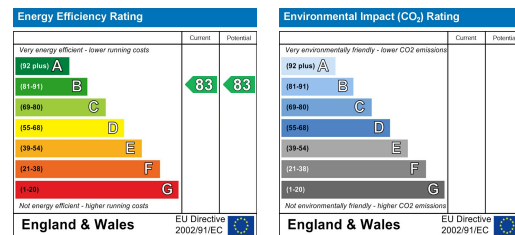


GROUND FLOOR  
601 sq.ft. (55.8 sq.m.) approx.



TOTAL FLOOR AREA: 601 sq.ft. (55.8 sq.m.) approx.  
Plans for illustration purposes only. Intending purchasers should check measurements personally.  
Made with Metropix ©2023



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

**Price £160,000 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.

[www.psphomes.co.uk](http://www.psphomes.co.uk)





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

A superior retirement apartment located on the third floor of Corbett Court enjoying stunning distant views from its spacious WEST FACING BALCONY. The accommodation is well proportioned and beautifully presented throughout.

Corbett Court is a Retirement Living Plus development (formally known as assisted living) built by McCarthy & Stone, designed specifically for the over 70s. 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.

The town centre, mainline railway station and Waitrose Store are all within a short walk.

INTERNAL VIEWING IS HIGHLY RECOMMENDED, STRICTLY BY APPOINTMENT.

### Lifts or stairs to the third floor

#### ENTRANCE HALL

With large walk in storage cupboard.

#### LIVING ROOM 15'11 x 6'9

With window and door opening onto the west facing balcony.

#### WEST FACING BALCONY 9'2 x 6'4

With stunning distant views.

#### KITCHEN 11'10 x 6'9

Fitted with a comprehensive range of wall and floor units complemented with ample work surfaces and tiled splashbacks. Fitted oven, hob and cooker hood. Integrated white goods. Window with view.

#### BEDROOM 14'7 max x 14'3 max

Spacious double bedroom has a west facing window and a large walk in wardrobe.



#### SHOWER ROOM 9'2 x 6'4

Wet room being fully tiled with a good size shower area, wc and wash hand basin. Heated towel rail

#### LEASE

125 years from 2013

#### SERVICE CHARGE

Awaiting confirmation

#### GROUND RENT

Awaiting confirmation

#### THE FINER DETAIL

TENURE; Leasehold

LOCAL AUTHORITY; Mid Sussex District Council

TAX BAND: B

BROADBAND: Superfast up to 80Mbps

#### PERMIT PARKING FOR RESIDENTS

