



Clayton Court The Brow, Burgess Hill RH15 9DB

welcome to

Clayton Court The Brow, Burgess Hill

****OVER 60'S APARTMENT**** En-suite to master bedroom. Balcony accessed by living room and master bedroom. Close to town centre with access to supermarkets and cafes. Burgess Hill train station close by with direct links to London, Gatwick & Brighton.





Sitting/ Dining Room

17' + Door Recess x 11' 5" @ max (5.18m + Door Recess x 3.48m @ max)

Kitchen

7' 5" Irregular Shape x 8' 8" @ max (2.26m Irregular Shape x 2.64m @ max)

Bedroom One

22' 4" Max x 10' 6" Max (6.81m Max x 3.20m Max)

En Suite

Bedroom Two

20' 7" @ max x 9' 7" @ max (6.27m @ max x 2.92m @ max)

Shower Room

Total floor area 87.2 sq.m. (938 sq.ft.) approx

This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

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Clayton Court The Brow, Burgess Hill

- Over 60's Retirement Apartments
- Two bedrooms
- En-suite with bath to master
- Walk in wardrobe to master
- Balcony

Tenure: Leasehold EPC Rating: B

offers over

£250,000



view this property online fox-and-sons.co.uk/Property/BUH106189

Please note the marker reflects the postcode not the actual property

This is a Leasehold property with details as follows; Term of Lease 105 years from 20 Mar 2023. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.



Property Ref:
BUH106189 - 0011





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