



For Sale: £260,000 Leasehold
Clayton Court, West Sussex, RH15

- Retirement Apartment
- One Double Bedroom
- McCarthy Stone
- Two South Facing Balconies

Arington 

Arington are delighted to offer to market a McCarty Stone first floor South facing one double bedroom retirement apartment with two balconies within Clayton Court in Burgess Hill, located within half a mile of The Martlets shopping centre. Built in 2013, Clayton Court is one of three apartment blocks offering varying levels of assistance and has been designed for independent retirement living. In addition to the apartments being on the first floor, being South facing and having two balconies, the apartment benefits from electric underfloor heating, fitted kitchen with appliances, 20' living / dining room, double bedroom with walk in wardrobe, tiled bathroom with walk in shower, walk in storage cupboard and entrance hall. EPC: B.

Clayton Court The McCarty Stone development consists of three apartment blocks with a total of 46 apartment offering varying levels of care, all surrounded and inter woven with landscaped gardens... perfect for a stroll, with benches for a rest and seating areas to entertain family and friends.

Clayton Court is for the over 60's and has been designed to offer independent living with the benefit of assistance should it be required, with 24 hour CCTV door entry systems, an onsite house manager during office hours and 24 hour emergency cords within the apartments and communal areas. The apartments have additionally been designed for ease and have features such as illuminated light switches and knee / waist height plug sockets.

Clayton Court has a spacious communal lounge where activities are regularly held, kitchenette, laundry room equipped with washing machines and tumble dryers, bike store and mobility scooter store. In addition, there is a guest suite should your family wish to stay. Subject to availability and an additional charge.

Apartment Door to...

Entrance Hall Door entry phone system. Underfloor electric heating controls for the entrance hall and bathroom. 24 hour emergency pull cord. Doors to...

Cupboard Hot water tank. Fuse board.

Bathroom The bathroom has been fitted as a wet room with neutral tiles to the floor and walls and with walk in mixer shower with glass shower screen. Wood effect vanity unit with inset basin with mirror unit with light over. WC. Underfloor electric heating.

Bedroom Underfloor electric heating controls. TV point. Door to one of the South facing balconies. Door to...

Walk In Wardrobe Fitted with a range of hanging rails and shelves.

Living / Dining Room underfloor electric heating controls. Feature electric fireplace. Door to one of the South facing balconies. Door to...

Kitchen Fitted with a range of light wood wall and floor units with a granite effect worktop with inset stainless steel single sink with drainer and electric hob with stainless steel extractor over. Tiled splashbacks. Fitted oven. Extractor fan. Integrated Fridge / Freezer. Tiled floor. South facing window.

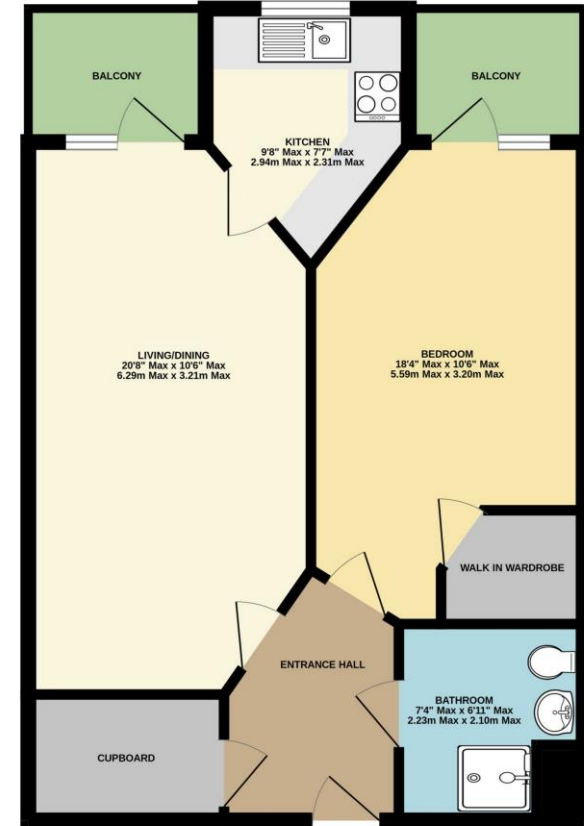
Other Lease: 125 years from 1st January 2013.
Ground Rent: £425.00 per annum
Service Charge: £2,839.44 for the year to 31st March 2024. The service charge includes: Cleaning of communal windows. Water Rates for communal areas and apartments Electricity, heating, lighting and power to communal areas. 24 Hour emergency call system. Upkeep of gardens and grounds. Repairs to interior and exterior communal areas. Contingency fund including internal and external redecoration of communal areas. Buildings insurance.
Local Authority: Mid Sussex District Council
Council Tax Band: B
Allocated parking is available at an additional charge (usually £250 per annum) and subject to availability.



Room Details

Entrance Hall	9'6" max x 6'6" max (2.90m max x 1.98m max)
Cupboard	7'3" x 4'8" (2.21m x 1.42m)
Bathroom	7'2" max x 6'11" max (2.18m max x 2.11m max)
Bedroom	18'0" max x 10'6" max (5.49m max x 3.20m max)
Walk In Wardrobe	5'4" max x 4'3" max (1.63m max x 1.30m max)
Living / Dining Room	20'8" max x 10'6" max (6.30m max x 3.20m max)
Kitchen	9'4" max x 7'6" max (2.84m max x 2.29m max)

GROUND FLOOR
557 sq.ft. (51.7 sq.m.) approx.



TOTAL FLOOR AREA: 557 sq.ft. (51.7 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Descriptions of the property are subjective and are used in good faith as an opinion and NOT as a statement of fact. Please make further specific enquires to ensure that our descriptions are likely to match any expectations you may have of the property. We have not tested any services, systems or appliances at this property. We strongly recommend that all the information we provide be verified by you on inspection, and by your Surveyor and Conveyancer.

