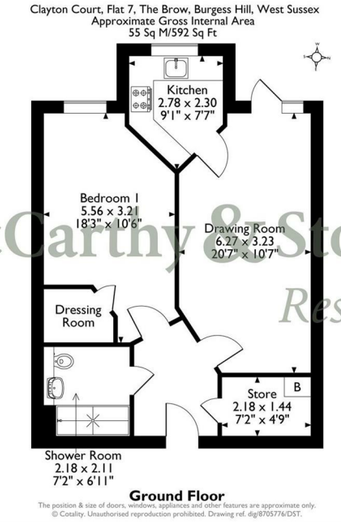
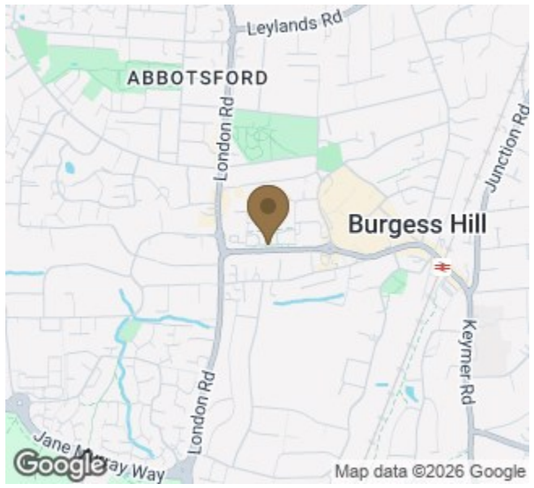
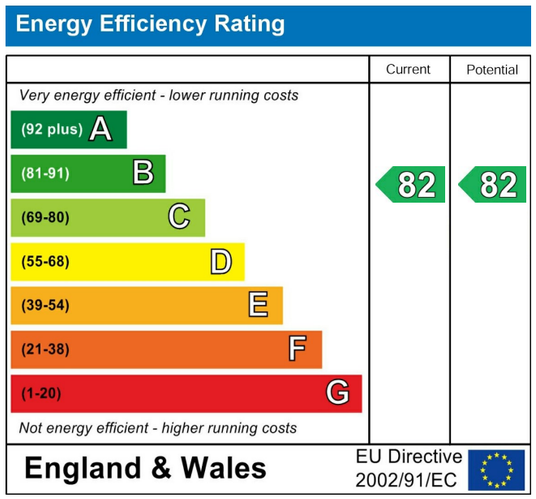
Excellent

Trustpilot

McCarthy & Stone
Resales.







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McCarthy & Stone Resales Limited
Registered Office: 4th Floor, 100 Holdenhurst Road, Bournemouth, Dorset, BH8 8AQ
Registered in England and Wales No. 10716544

The Property Ombudsman







7 Clayton Court

The Brow, Burgess Hill, RH15 9DB

1 1 Council Tax Band: B

Looking for the perfect retirement property? If you like the idea of living in a close-knit community, with support on hand should you need it, then 7 Clayton Court could be the ideal place for you. Contact our team to arrange an appointment to view.

Asking price £175,000
Leasehold

0345 556 4104
resales@mccarthyandstone.co.uk
mccarthyandstoneresales.co.uk

Why you'll love living here:

- Spacious one bedroom retirement apartment
- Direct access to patio area
- House Manger
- Social Homeowners lounge
- Beautifully maintained gardens
- Guest Suite for visiting family & friends
- Well equipped Laundry room
- Energy Efficient and Pet Friendly
- Permit car Parking
- Lift to all floors

McCarthy & Stone
Resales.

Trustpilot Rated Excellent

7 Clayton Court, Burgess Hill

1 | 1 | Asking price £175,000

Clayton Court
Clayton Court is a McCarthy Stone Retirement Living development for the over 60's. The development has a dedicated House Manager on site during their office hours to take care of things and make you feel at home.

There's no need to worry about the burden of maintenance costs as the service charge covers the cost of all external maintenance, gardening and landscaping, external window cleaning, buildings insurance, water rates and security systems. All energy costs of the laundry room, homeowners lounge and other communal areas are also covered in the service charge. For your peace of mind the development has CCTV door entry and 24-hour emergency call systems, should you require assistance.

The Homeowners' lounge provides a great space to socialise with friends and family. If your guests have travelled from afar, they can extend their stay by booking into the development Guest Suite (usually for a fee of £25 per night - subject to availability) which has an en-suite shower room, tea and coffee making facilities and a TV.

It is a condition of purchase that residents must meet the age requirement of 60 years or of age or over.

Property Overview
A one-bedroom retirement apartment offering comfortable and spacious living. The apartment features a generous living/dining room with direct access to a walk-out patio area and pleasant views over the development, a fitted kitchen with ample storage, a double bedroom with a walk-in wardrobe, and a contemporary wet room-style bathroom complete with a level-access shower. Further benefits include a large storage cupboard off the hallway, providing excellent practicality. Ideally suited for those seeking a low-maintenance home within a welcoming community setting.

Social Lifestyle
The Communal Lounge is at the heart of the community at Clayton Court and is where the majority of social gatherings take place. They're a perfect opportunity to meet your neighbours and make new friends, but there's never any obligation to join in, you can socialise as much or as little as you want.

Landscaped Gardens
Clayton Court boasts extensive landscaped gardens which wraps around the development. Paved pathways allow you to explore the grounds easily, whilst the ample seating provides the perfect place for you to sit and enjoy the gardens blossom and bloom throughout the seasons. All the communal grounds are fully maintained, however if you do enjoy gardening, there is always opportunities to get involved as much as you like.

Car Parking (Permit Scheme)
Parking is by allocated space subject to availability. The fee is usually £250 per annum, but may vary by development. Permits are available on a first come, first served basis. Please check with the House Manager on site for availability.

Service Charge
- 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 and maintenance to the interior and exterior communal areas
- Contingency fund including internal and external redecoration of communal areas
- Buildings insurance

Annual Service charge: £3,733.44 for financial year ending 31/03/2027.

The service charge does not cover external costs such as your Council Tax, electricity or TV.

Leasehold
Ground Rent: £425 per annum
Ground Rent Review: January 2028
Lease : 125 years from January 2013

Moving Made Easy
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.

- 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 speak with our Property Consultant today.













