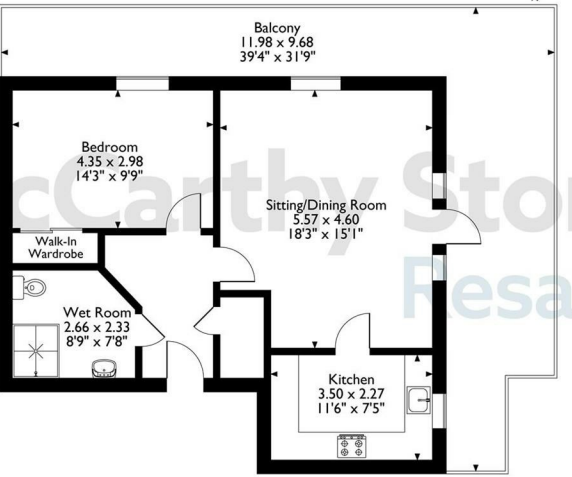
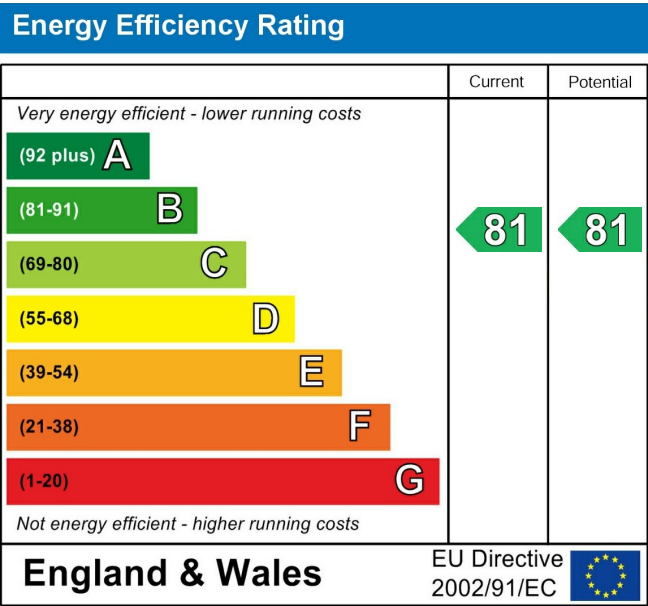
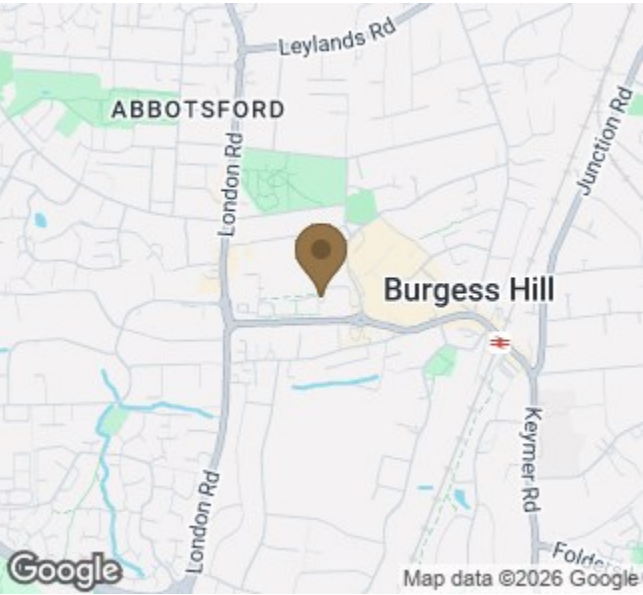


Corbett Court, Flat 54, The Brow, Burgess Hill, West Sussex
Approximate Gross Internal Area
63 Sq M/678 Sq Ft



Fourth Floor Flat

The position & size of doors, windows, appliances and other features are approximate only.
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Registered in England and Wales No. 10716544



54 Corbett Court

The Brow, Burgess Hill, RH15 9DD

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 54 Corbett Court could be the ideal place for you. Contact our team to arrange an appointment to view.

Asking price £255,000
Leasehold

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

Why you'll love living here:

- One Double Bedroom Third Floor Retirement Apartment
- Boasting a wrap around balcony with SOUTH WEST FACING views over the green horizon.
- Estate Manager & 24 hour staffing for peace-of-mind.
- 24 Hour Careline System & Video entry system.
- Communal Lounge where social events take place.
- Restaurant with table service.
- Guest Suite for visiting family & friends.
- Lifts to all floors.
- Laundry room & Mobility Scooter store.
- Lovely Landscaped Gardens.

McCarthy & Stone
Resales.

★ Trustpilot ★★★★★ Rated Excellent

54 Corbett Court, Burgess Hill

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Asking price £255,000

Corbett Court
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. 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.

One hour of domestic support per week is included in the service charge at Corbett Court with additional services such as care and support, shopping, washing, cooking, cleaning help with bathing available at an extra cost.

Kitchen
A modern fully fitted kitchen with a range of wooden effect wall and base units topped with a complimentary worksurface over. Integrated appliances to include: fridge/freezer, waist height electric oven (for minimal bend), four ring electric hob with stainless steel extractor hood over. Wooden style flooring throughout. Kitchen updated a year ago with new cupboards and worktops, splashback, new sink and a Hilary blind fitted. New flooring laid.

Living Room
A generously sized dual aspect living area which benefits from French doors leading onto the wrap around decked walk out balcony. Perfect for garden furniture and plants, to enjoy the views beyond. With the primary aspect being south westerly facing, the living area benefits from ample natural daylight which floods the room, this also provides the flat with lots of warmth, meaning very minimal heating is required. There is an electric fireplace with surround, providing an attractive focal point to the room. The balcony flooring was completely redone just over 2 years ago and the lounge was decorated with Hilary blackout curtains fitted, plus new carpet.

A modern kitchen with light-colored wooden effect wall and base units. It features a built-in oven, a four-ring electric hob with a stainless steel extractor hood, and a new sink with a splashback. The floor is covered in wooden style flooring. McCarthy Stone Resales logo is visible in the bottom right corner.

Bedroom
A double bedroom, carpeted and decorated throughout. This room boasts large floor to ceiling windows as well as an in-built mirrored sliding wardrobe, providing ample clothes storage. Bedroom decorated and Hilary blackout curtains fitted, plus new carpet

Bathroom
A wet room style shower room, fully tiled throughout comprising; WC, basin with mirror above and wooden vanity cupboards below. There are ceiling spotlights throughout as well as a 24/7 emergency pull cord.

Moving Made Easy & Additional Information
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 CHECK OUR WEBPAGE
ADDITIONAL SERVICES OR SPEAK WITH OUR PROPERTY
CONSULTANT

- Fibre to the cabinet broadband available
- Mains water and electricity
- Electric room heating
- Mains drainage

Service Charge
Includes the cost of:

- Cleaning of communal and external 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

A double bedroom with light pink walls and a grey carpet. It features a large bed with a purple duvet, a built-in mirrored sliding wardrobe, and large floor-to-ceiling windows with blue curtains. McCarthy Stone Resales logo is visible in the bottom right corner.

areas

- Contingency fund including internal and external redecoration of communal areas
- Buildings insurance
- Cost of your Estates Manager
- Gardening

Service charge does not include external costs such as your Council Tax, electricity or TV Licence. Please contact us for further information.

Annual Service charge £10,634.61 for financial year ending 31/03/2027.

****FREE ENTITLEMENTS ADVICE**** Check out benefits you may be entitled to!

Leasehold
Lease: 125 Years from the 1st January 2013
Ground Rent: £435 per annum
Ground Rent review: 1st January 2028

Parking
Parking is by allocated space. The fee is £250 per annum. Permits are available on a first come, first served basis. Please check with the Estates Manager on site for availability

Fixtures and fittings
All curtains are included in the price and the furniture upon negotiation of price.

A wet room style shower room with light-colored tiled walls and floor. It includes a white toilet, a white sink with a mirror above it, and a shower area with a glass screen and a white shower curtain. McCarthy Stone Resales logo is visible in the bottom right corner.

A living room with light-colored walls and wooden floor. It features a large window with a view of the outdoors, a wooden dining table with colorful chairs, and a large abstract painting on the wall. McCarthy Stone Resales logo is visible in the bottom right corner.

A living room with light-colored walls and wooden floor. It features a large beige sofa, two yellow armchairs, and a fireplace with a surround. McCarthy Stone Resales logo is visible in the bottom right corner.

A view of the wrap-around decked walk out balcony with a wooden floor. The balcony is enclosed by a white railing and offers a view of the surrounding greenery and sky. McCarthy Stone Resales logo is visible in the bottom right corner.

A view of the wrap-around decked walk out balcony with a wooden floor. The balcony is enclosed by a white railing and offers a view of the surrounding greenery and sky. McCarthy Stone Resales logo is visible in the bottom right corner.