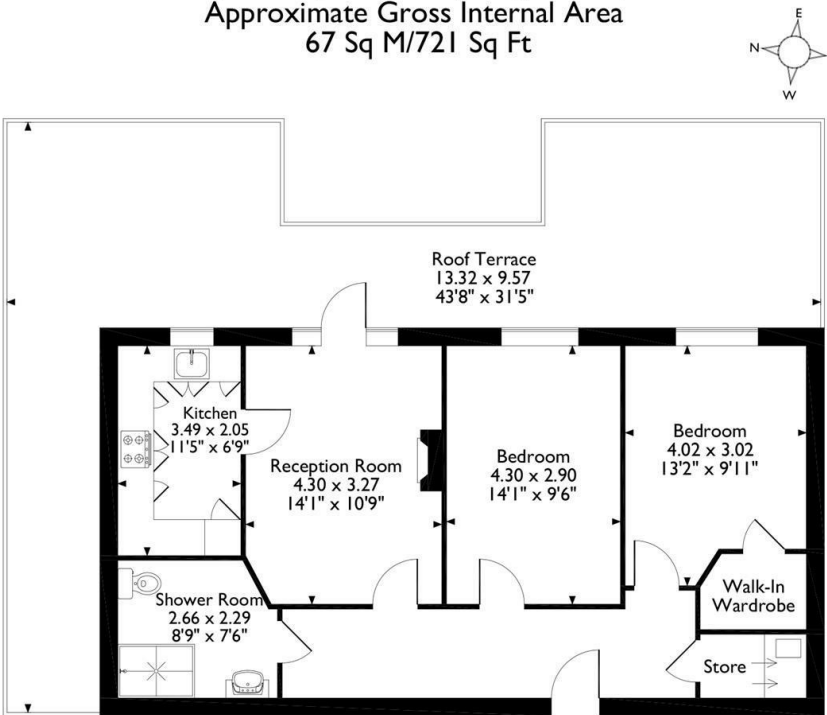


Corbett Court, Flat 49, The Brow, Burgess Hill, West Sussex  
Approximate Gross Internal Area  
67 Sq M/721 Sq Ft



**Third Floor**  
The position & size of doors, windows, appliances and other features are approximate only.  
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Council Tax Band: C



| Energy Efficiency Rating                    |                         |           |
|---------------------------------------------|-------------------------|-----------|
|                                             | Current                 | Potential |
| Very energy efficient - lower running costs |                         |           |
| (92 plus) <b>A</b>                          |                         |           |
| (81-91) <b>B</b>                            | 82                      | 82        |
| (69-80) <b>C</b>                            |                         |           |
| (55-68) <b>D</b>                            |                         |           |
| (39-54) <b>E</b>                            |                         |           |
| (21-38) <b>F</b>                            |                         |           |
| (1-20) <b>G</b>                             |                         |           |
| Not energy efficient - higher running costs |                         |           |
| <b>England &amp; Wales</b>                  | EU Directive 2002/91/EC |           |

This floor plan is not drawn to scale and is for illustrative purposes only. Any measurements, floor areas (including any total floor area), openings and orientation are approximate and for guidance only. McCarthy Stone Resales do not take liability for any error, omission or misstatement. All parties must rely on their own inspections. It should not be assumed that any furniture or fittings contained in the photographs are included in any sale. All details referring to time and distances to localities are approximate. Details regarding any common charges and other applicable fees are provided by the seller and should not be relied on without verification and further checks made through a solicitor/conveyancer. Please contact the Property Consultant for further information. Appliances (including central heating) have not been tested, therefore it cannot be assumed that they are in good working order. All interested parties are advised to check availability and make an appointment before travelling to view the property to avoid disappointment or wasted time or travel expenses. The details contained within this brochure are for information purposes only and do not form part of any agreement. All purchases will be subject to contract terms. © All artwork (photos and floorplans) and written content are the sole property and copyright of McCarthy & Stone Resales Limited and are legally protected by UK & International copyright laws. Under no circumstance may you download, reproduce, publish or distribute any content for commercial purposes without explicit written permission from McCarthy & Stone Resales Limited.

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## 49 Corbett Court

The Brow, Burgess Hill, RH15 9DD

PRICE  
REDUCED



PRICE REDUCTION

Asking price £249,950 Leasehold

A spacious TWO DOUBLE BEDROOM apartment, situated on the THIRD FLOOR and boasts a large WALK OUT BALCONY accessed via a patio door from the living room. Fitted Kitchen with integrated appliances, wet room, storage area and two double bedrooms.

Corbett Court, A McCarthy Stone Retirement living PLUS development is nestled in Burgess Hill and features a homeowner's lounge where SOCIAL EVENTS take place, as well as an on-site restaurant, laundry room and guest suite.

\*Entitlements Advice and Part Exchange available\*

Call us on 0345 556 4104 to find out more.

resales@mccarthyandstone.co.uk | mccarthyandstoneresales.co.uk

# Corbett Court, The Brow, Burgess Hill, RH15

2 Bed | £249,950

### Development Summary

Corbett Court is a Retirement Living Plus development (formally known as assisted living) built by McCarthy & Stone. The development has an Estate Manager who leads the team and oversees the smooth running of the development.

Communal facilities include a homeowners lounge where social events and activities take place. There are lovely landscaped gardens, lifts to all floors and a laundry. In addition, the development boasts 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 including care and support available at an extra charge.

### Apartment Overview

A spacious, two double bedroom apartment situated on the top floor (with lift access), boasting a particularly large L shaped balcony with views towards St John's Church. The accommodation comprises: Living dining room with patio door to balcony, kitchen with integrated appliances, wet room, a useful storage area and two double bedrooms, one with a walk-in wardrobe.

### Entrance Hall

Front door with spy hole leads to the large Entrance Hall. The 24 hour Tunstall emergency response pull cord system is situated in the hall, along with illuminated light switches and smoke detector. From the hallway there is a door to a useful walk in storage and airing cupboard. Doors also lead to the bedrooms, living room and wet room.

### Living Room

A very well presented living room with double glazed door opening to the spacious walk out balcony which spans the entire length of the apartment. A feature fireplace makes a wonderful focal point in the room. Two ceiling lights, power

points, TV & telephone points. Partially glazed door to separate Kitchen.

### Kitchen

Modern kitchen boasting wood effect wall and base units with complimentary work surfaces. There is space for a fridge/freezer and electric oven. Stainless steel sink with chrome mixer tap sits below the electronically operated window. There is also a fitted electric ceramic hob with extractor over.

### Bedroom One

A spacious double bedroom with walk in wardrobe, boasting hanging and storage space. TV and phone point, ceiling light.

### Bedroom Two

A second double bedroom of generous proportions. This spacious room could alternatively be used as a second reception room, hobby room or office. TV and phone point, ceiling light.

### Wet Room

A particularly spacious wet room, comprising; walk-in shower with grab rail, WC, vanity unit with sink and mirror above. Electric towel warmer, wet room style flooring and emergency pull cord.

### Car 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

### Service Charge (breakdown)

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

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

Annual Service charge: £14,284.77 for financial year ending 31/03/27.

### Lease Information

Lease: 125 years from the 1st January 2013

Ground Rent: £510 per annum

Ground Rent review: 1st January 2028

### 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

PRICE  
REDUCED

