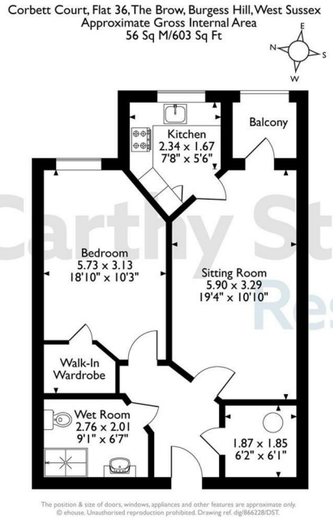
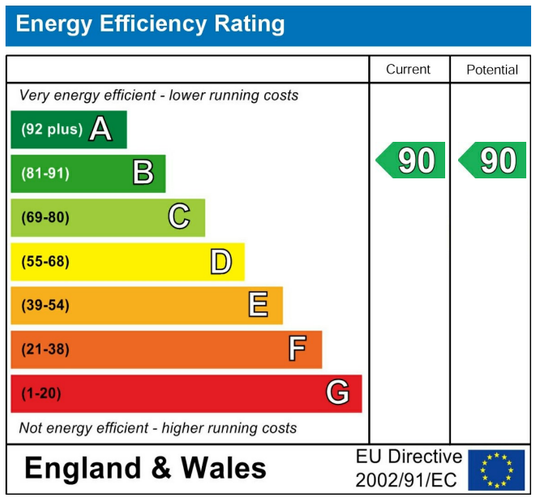
Excellent

Trustpilot

McCarthy & Stone
Resales.







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McCarthy & Stone Resales Limited
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Registered in England and Wales No. 10716544

The Property Ombudsman







36 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 36 Corbett Court could be the ideal place for you. Contact our team to arrange an appointment to view.

Asking price £165,000
Leasehold

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

Why you'll love living here:

- One Double Bedroom Second Floor Apartment
- Boasting Balcony accessed from the Living Room
- 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

36 Corbett Court, Burgess Hill

1 | 1 | Asking price £165,000

Development Overview
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.

Entrance Hall
Front door with spy hole leads to the 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 walk in storage and airing cupboard. Doors also lead to the bedroom, living room and shower room. Underfloor electric heating.

Living Room
A beautifully presented living room. Double glazed door which allows ample natural daylight to flood the room leads to the balcony, which is perfect for a bistro table. Two ceiling lights, power points, TV & telephone points. Door to separate Kitchen. There is ample room for dining and comfortable seating.

Kitchen
Modern, fitted kitchen boasting a range of wood effect wall and base units with complimentary work surfaces. There is an integrated 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
A spacious double bedroom with door to the walk-in wardrobe which boasts plenty of hanging and storage space. TV and phone point, ceiling lights.

Wet Room
A modern wet room style shower room, comprising; walk-in shower with grab rails, WC, vanity unit with sink and mirror above. Electric towel warmer 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)
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 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 end 31/03/2027.

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

Lease Information
Lease: 125 Years from the 1st January 2013
Ground Rent: £435 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













