



8 Corbett Court, The Brow
Burgess Hill, West Sussex, RH15 9DD

**DUFFY
&
COMPANY**

A well presented double bedroom ground floor retirement apartment for the over 70's situated in this central 'Assisted Living' retirement development within short walking distance of Burgess Hill town centre. **No onward chain**

- Hall
- Double bedroom
- Secure double glazing
- 24 hour staff on site
- Lounge/dining room
- Wet room/w.c.
- Door entry CCTV/security system
- Communal lounge
- Kitchen
- Electric under floor heating
- Carpets as fitted
- Central location

Price: **£250,000** Leasehold

8 Church Road, Burgess Hill, West Sussex. RH15 9AE

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CORBETT COURT

Corbett Court is an exclusive Assisted Living development built by 'McCarthy and Stone'. The development offers 24 hour staff on site, full security systems and CCTV. A stunning residents lounge with an array of social activities, a restaurant serving a hot 3 course meal daily, a guest suite for visiting family and friends, communal laundry and one hour of domestic care per week. There are also Tailor made care packages if required. There are 2 lifts, car park and scooter charging room. Situated in Burgess Hill, close to shops and restaurants, there is a leisure centre and theatre, easy access to train station and a bus service to Brighton and Hove.

Burgess Hill has a population of around 30,000 and benefits from a busy town centre and covered shopping precinct with indoor market. The town is ideally located for easy access to Brighton (10 miles) and London (40 miles). There is easy access to the A/M23 and Gatwick Airport approximately 16 miles away. There are two mainline stations Wivelsfield and Burgess Hill both with an excellent service to London (Victoria 55 mins) and Brighton (20 mins).

APARTMENT 8.

This apartment is on the ground floor at the side of the development with a paved patio terrace. From the secure entrance door there is a luxurious entrance area and hallways. The ground floor apartment has hall with large walk in cupboard with electric consumer unit and light. Lounge/dining room with fitted carpet and window and door to patio terrace area. The double bedroom has walk in wardrobe cupboard with hanging rail and shelves, fitted carpet and window. The kitchen which is situated off the lounge has tiled flooring, part tiled walls, built in 'Hotpoint' electric oven with inset induction hob, wall mounted cupboards and deep drawers, electronically operated window. This fully tiled wet /shower room/w.c., has wash hand basin inset into vanity cupboard, low level w.c., chrome shower with shower curtain and electric towel rail.

Well maintained communal gardens.

Service Charges: Cover 24 hour staff, security systems and CTV, lifts, subsidised restaurant, one hours domestic care, heating in communal areas, maintenance and decorating of all communal areas, window cleaning, gardening, water and water rates, building insurance.

SERVICE CHARGE: Approximately £3,436.34 half yearly.

LEASE: 125 years from 2013

GROUND RENT: £435.00 per annum.

KITCHEN 9'6" x 7'8" (2.89m x 2.34m)
BEDROOM 15'9" x 10'10" (4.80m x 3.25m)

LOUNGE/DINING ROOM 21'6" x 11' (6.86m x 3.56m)
WET ROOM 9'2" x 6'4" (2.64m x 1.93m)

COUNCIL TAX: Band B - £1,339.59p (2018-19) Ref: 5178





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		85	85
	EU Directive 2002/91/EC		

Environmental (CO ₂) Impact Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92-100) A			
(81-91) B			
(69-80) C			
(58-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		83	83
	EU Directive 2002/91/EC		

PROPERTY MISDESCRIPTIONS ACT 1991 - Although every care has been taken in the production of these sales particulars prospective purchasers should note - 1. All measurements are approximate. 2. Services to the property, appliances, fixtures and fittings included in the sale are believed to be in working order (unless otherwise stated). 3. Prospective purchasers are advised to arrange their own tests and/or surveys before proceeding with a purchase.