

**SOLD STC**



## **Burgess Hill**

**2 Bedrooms, 2 Bathroom, Ground Floor Flat**

**Guide Price £280,000**



An extremely impressive and well presented 2 bedroom ground floor retirement flat built in 2014 by McCarthy & Stone. Offering a community feel, yet within a flat 5 minute walk of the town centre and presented onto the market with no ongoing chain. The town centre, mainline railway station and Waitrose Store are all within a short walk.

- Communal Entrance & Security System
- 2 Bedrooms
- Master Bedroom With En-suite
- Large Wet Room
- Lounge/ Dining Room
- Extensive Patio
- Great Location

CORBETT COURT benefits from a stunning residents lounge with an array of social activities, a restaurant which serves a choice of menu and evening suppers. The block has a guest suite for visiting family and friends, an assisted bathroom, communal laundry and one hour of domestic care per week. The block has a lift, car park, scooter charging rooms, plant room and beautifully arranged communal gardens.

**THE PROPERTY**

The property benefits from a private entrance hall a large storage cupboard, a spacious lounge/dining room which has direct access to an extensive outside patio area. The kitchen is well fitted complimented by an integrated hob, oven and fridge/freezer (There is a separate generous communal laundry room close to the apartment ) Two generous double bedrooms rooms, one with en-suite and a separate wet room /wc which is a particularly generous size with fully tiled walls and floor.

**OUTSIDE**

Outside, there are communal gardens laid to paving with colourful borders divided by hedging and

**Energy Efficiency Rating**

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	79   C	79   C
55-68	D		
39-54	E		
21-38	F		
1-20	G		



ornamental trees. There is a car park to the rear of the block which requires a permit

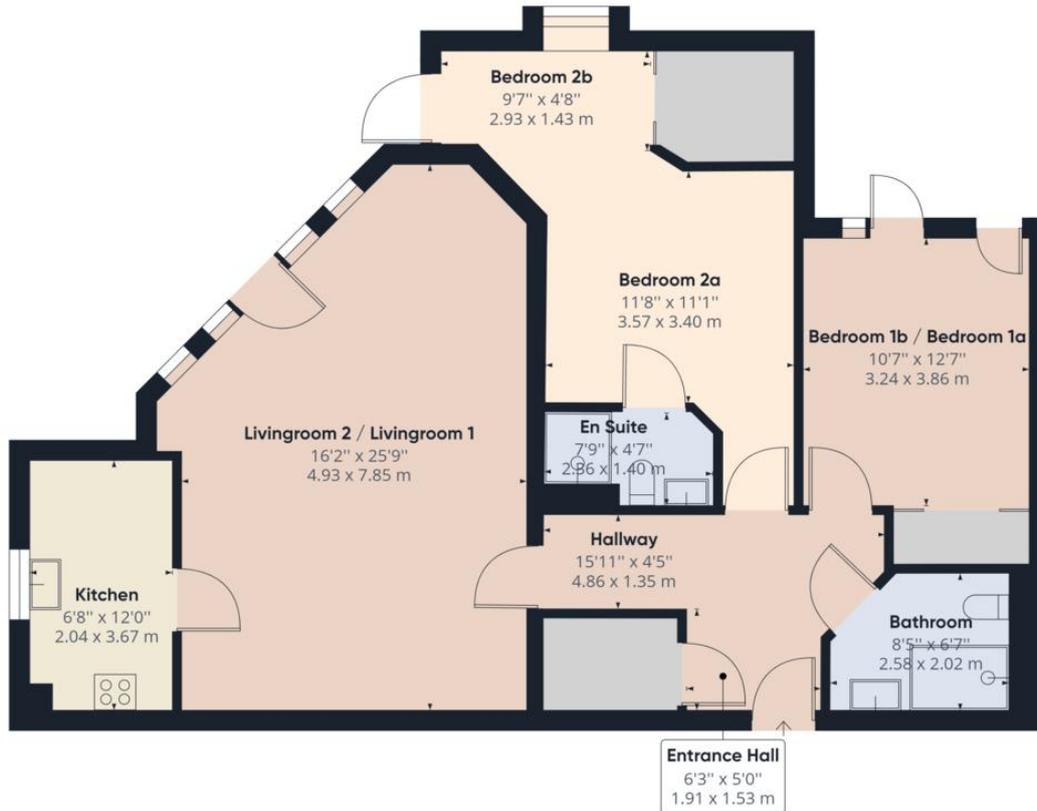
Victoria/London Bridge  
approximately 54 mins and Brighton 20 mins) 0.4 mile

### THE LOCATION

Burgess Hill is surrounded by picturesque countryside and historic landmarks offering plenty of local amenities, with great connections via road, rail and air. The town centre offers a variety of shops, cafés and restaurants. There is a local cinema, nearby park and sporting facilities including the popular Triangle Leisure Centre and clubs for anything from bowls to yoga. Well connected, there is so much within easy reach, from the coast and city of Brighton, to historical Lewes, to the far reaching South Downs. The town is also close to several National Trust properties and gardens within approximately 20 minutes drive. There are frequent trains from Burgess Hill to London Gatwick, London Victoria, London Bridge, London St Pancras International and Brighton. It is just a short drive to access the A23 at Hickstead, from which it is a short drive to Brighton or North to Pease Pottage to pick up the M23 for the M25. Stations: Burgess Hill Mainline Railway Station (London

TENURE : Leasehold 117 yrs remaining approximately  
Service Charge - 2 Bedroom Apartment £883.19 Per Month ( 2022/2023 )  
Ground Rent £510 approximately





Approximate total area<sup>(1)</sup>  
 1092.13 ft<sup>2</sup>  
 101.46 m<sup>2</sup>

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE 360

## Martin & Co Burgess Hill

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**Accuracy:** References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs including but not limited to carpets, fixtures and fittings are not included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property. No person in the employment of the agent has any authority to make any representation about the property, and accordingly any information given is entirely without responsibility on the part of the agents, sellers(s) or lessors(s). Any property particulars are not an offer or contract, nor for part of one. **Sonic / Laser Tape:** Measurements taken using a sonic / Laser tape measure may be subject to a small margin of error. **All Measurements:** All Measurements are Approximate. **Services Not tested:** The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor.