



55 Folders Lane, Burgess Hill, West Sussex, RH15 0DY

£850,000 Freehold

**MANSELL  
McTAGGART**  
ESTATE AGENTS SINCE 1947



## *in brief...*

- Entrance Hall & Cloakroom
- Kitchen & Utility Room
- Study & Dining Room
- Living Room
- Master Bedroom, Dressing Room & Ensuite

- 3 Further Bedrooms & Family Bathroom
- Private Driveway to Large Garage
- Good Size Front & Rear Gardens
- ANNEXE; Entrance Hall, Cloakroom, Kitchen, Lounge/Dining Room, 2 Bedrooms & Bathroom
- Council Tax Band F & Annexe B



*Rarely available but much sought after substantial 4 bedroom house with a completely self contained annexe.*





## *in more detail...*

A spacious 4 bedroom detached family home with room to extend further if required with the benefit of a SEPARATE 2 BEDROOM ANNEXE.

The property is situated on the favoured Folders Lane, built in 1978 in which the owner has been in residence since 1987. The annexe and garage were both added in 1995. The town centre and mainline railway station are within walking distance as is Burgess Hill Girls School and Birchwood Grove Primary School.

The accommodation is approached via a substantial porch/sun room which opens onto an entrance hall with stairs to the first floor and a cloakroom leading off it. The kitchen overlooks the rear garden and has been refitted with a range of white gloss cupboards complimented by integrated cooking appliances and a dishwasher. From the kitchen there is access to the utility room which leads an inner hallway which opens out to the garden and also leads to the ANNEXE.

A study faces the front aspect and the dining room has double glazed sliding patio doors opening to the rear garden. A particular feature is the generous living room which features a bay window facing the front.

On the first floor the master bedroom has a range of wardrobes as well as a separate dressing room and a generous ensuite bathroom. There are 3 further bedrooms and a bathroom fitted with a white suite.

The ANNEXE known as the 'West Wing'. Approached from its own entrance or from an inner hallway off the main house. The entrance hall has stairs to the first floor with a cloakroom leading off it. The kitchen overlooks the rear garden fitted with a range of white cupboards complimented by integrated cooking appliances. The lounge/dining room has 2 windows overlooking the front garden.



On the first floor there are 2 double bedrooms and a bathroom fitted with a white suite.

Outside: the main house and annexe are approached via a 5 bar gate opening onto an extensive south facing 88' x 74' front garden surrounded by borders and divided by 2 tarmac driveways.

Attached to the main house is a substantial 27'3 x 12'10 pitched roof garage with an up and over door and a personal door to the front and rear. If required and S.T.P.P this could be converted to create further accommodation and a new garage could be built in the front garden.

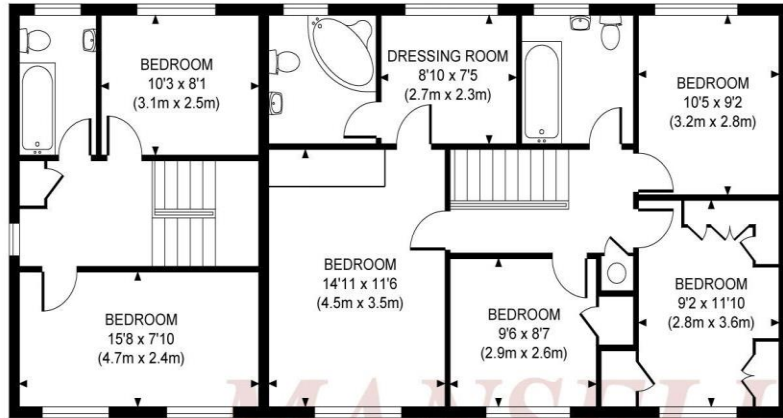
There is side access either side of the house opening on to the north facing 74' wide x 54' deep rear garden which is laid to level lawn and 2 areas of paving slab patio. The whole is flanked by colourful borders and enclosed by tall conifer hedging, providing complete seclusion. Timber shed. Apple and Pear trees.

**Services:** Main House: Mains gas, electric water & drainage. Annexe: Separate mains gas supply, electric, water and drainage (separate rateable value).

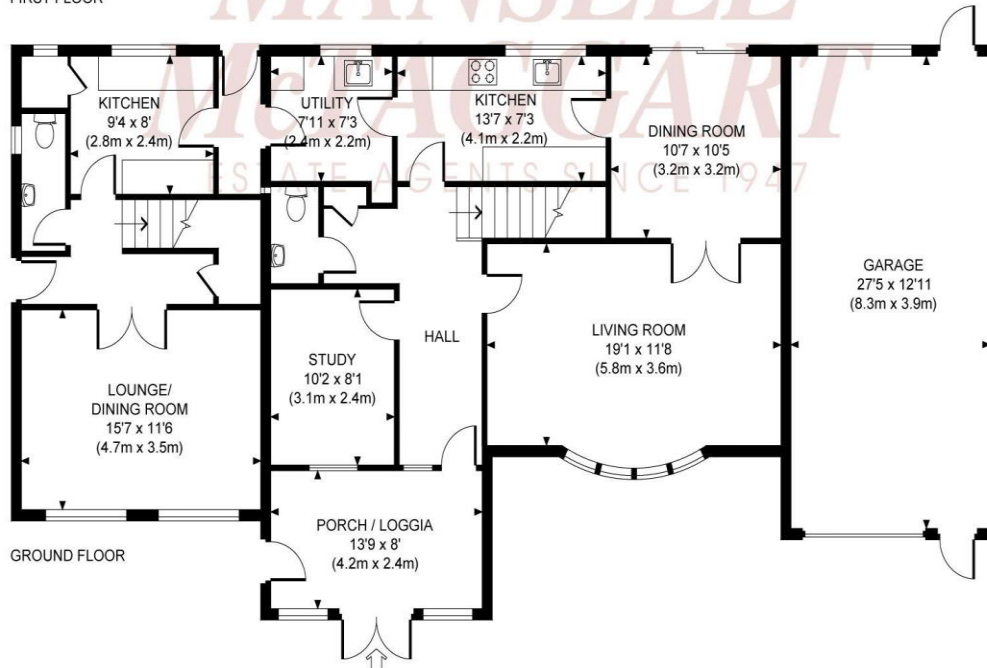
**EPC Rating C**



Approximate Gross Internal Area  
2781 sq ft / 258.4 sq m



FIRST FLOOR



GROUND FLOOR

## *the location...*

Haywards Heath – 4.2 miles

Brighton – 10.6 miles

Lewes – 9.6 miles

Gatwick Airport – 21.2 miles via A23/M23 (30 minutes)

### **Schools:**

Birchwood Grove Primary School (0.5 miles)

The Burgess Hill Academy (1.4 miles)

St Pauls Catholic College (3.3 miles)

### **Public Schools:**

Burgess Hill Girls School (0.9 miles)

Hurstpierpoint College (5 miles)

Great Walstead School (6.4 miles)

Ardingly College (7.1 miles)

**Stations:** Burgess Hill Mainline Railway Station (London Victoria/London Bridge 55 mins and Brighton 20 mins) 1.1 miles.

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