



102 Folders Lane, Burgess Hill, West Sussex
RH15 0DX
£975,000 Freehold

**MANSELL
McTAGGART**
ESTATE AGENTS SINCE 1947

in more detail...

A brand new luxuriously appointed 5 bedroom detached house being one of only 2 built by R & R Homes Ltd. The property is situated just off the favoured Folders Lane with a south facing rear garden that backs onto open fields. The property benefits from all the modern energy saving attributes associated with a new build to include uPVC framed double glazed windows, underfloor heating to the ground floor, extensive insulation and a 10 year build zone guarantee.

Entrance Hall: Stairs to the first floor, exposed oak floor.

Cloakroom: Fitted with a white suite with grey tiled floor.

Study: Window to front, exposed oak floor.

Living Room: Dual aspect with a bay window to the front, fireplace with inset woodburner.

Kitchen/Dining/Family Room: Dual aspect with 2 sets of folding doors to the rear garden. The kitchen is fitted by German manufacturer 'Shroder', complimented by Quartz Silestone worktops with integrated double oven, hob with remote controlled extractor hood, wine cooler, dishwasher, fridge and freezer.

Utility Room: Door to the side, sink unit with plumbing for a washing machine and tumble dryer.

Conservatory: Double glazed window and doors beneath a tiled roof (approached from the kitchen/dining/family room).

Master Bedroom: Overlooks the rear garden and fields beyond.

Ensuite Shower Room: White suite with grey tiles, double size shower cubicle with drying area, sink with drawers beneath, wc.

Guest Bedroom: Overlooks the rear garden and fields beyond, hatch to the insulated loft with pull down ladder.

Ensuite Shower Room: White suite with grey tiles, shower cubicle, sink with drawers beneath, wc.

3 Further Bedrooms:

Family Bath/Shower Room: White suite with grey tiles and grey tiled floor, bath, shower cubicle, sink with drawers beneath, wc.

Outside: Wide frontage from the road with ample driveway parking.

Attached Double Garage: 2 electric doors, eaves storage, wall mounted gas boiler, personal door.

South Facing Rear Garden: 68' deep x 61' wide. A flagstone patio abuts the house with the remainder laid to lawn. Open outlook to the rear overlooking a field.

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, playgrounds and parkland, sporting facilities including the popular Triangle Leisure Centre and clubs for anything from bowls to yoga. For families looking to move, Burgess Hill is an ideal choice with good schools, plenty of outside space and activities to keep families of all ages entertained. **Well Connected:** There is so much within easy reach, from the city of Brighton, to historical Lewes, to the far reaching South Downs. Easy access to London and Brighton ensures family days out are popular and commuters are well catered for. There are frequent trains from Wivelsfield and Burgess Hill to London Gatwick, London Victoria, London Bridge, London St Pancras International and Brighton and 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.

Schools: Birchwood Grove Primary School 0.5 mile & The Burgess Hill Academy 1.4 miles. **N.B Please note that catchment areas need to be confirmed.**

Stations: Burgess Hill Mainline Railway Station (London Victoria/London Bridge approximately 54 minutes & Brighton 20 minutes) 1 mile.

more details from...

call: Burgess Hill: 01444 235665

email: bh@mansellmctaggart.co.uk

web: www.mansellmctaggart.co.uk

**MANSELL
McTAGGART**
ESTATE AGENTS SINCE 1947

Consumer Protection from Unfair Trading Regulations 2008 We have not tested any apparatus, equipment, fixtures, fittings or services and so cannot verify that they are in working order or fit for purpose. You are advised to obtain verification from your solicitor or surveyor. References to the tenure of a property are based on information supplied by the seller. We have not had sight of the title documents and a buyer is advised to obtain verification from their solicitor. Items shown in photographs are not included unless specifically mentioned within the sales particulars, but may be available by separate negotiation. We advise you to book an appointment to view before embarking on any journey to see a property, and check its availability.