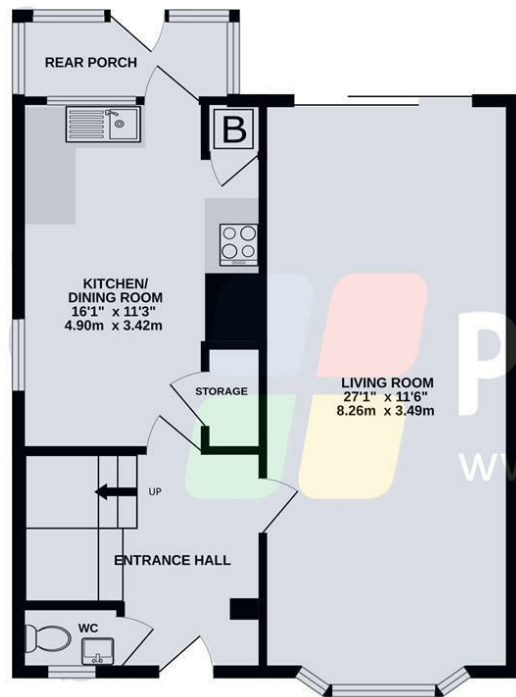
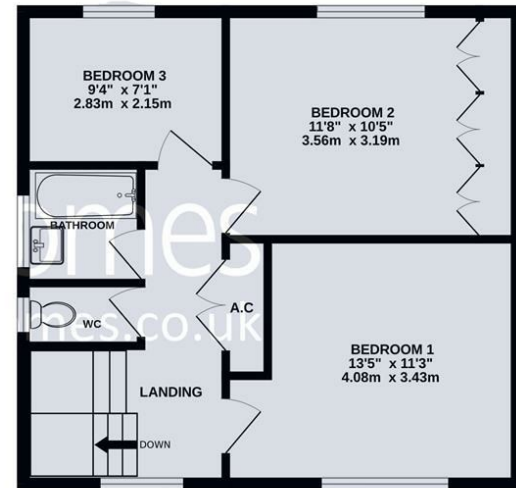


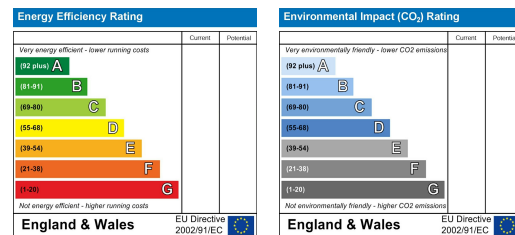
GROUND FLOOR  
630 sq.ft. (58.5 sq.m.) approx.



1ST FLOOR  
492 sq.ft. (45.7 sq.m.) approx.



TOTAL FLOOR AREA: 1122 sq.ft. (104.3 sq.m.) approx.  
Plans for illustration purposes only. Intending purchasers should check measurements personally.  
Made with Metropix ©2024



Common View, Folders Lane, Burgess Hill, West Sussex, RH15 0DY

£599,950 Freehold



VIEWING BY APPOINTMENT WITH PSP HOMES  
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Much care is taken in the preparation of our particulars, but we cannot guarantee the information given is accurate.  
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## Common View, Folders Lane, Burgess Hill, West Sussex, RH15 0DY

What we like;

- \* Spacious three bedroom detached house
- \* Desirable Folders Lane location
- \* Scope to modernise or enlarge (STPP)
- \* Ample off road parking
- \* Garage
- \* No onward chain

### The House

Coming to the market for the first time since 1982, PSPhomes are delighted to offer this spacious three bedroom detached house located in the desirable road of Folders Lane, with ample off road parking, garage and private rear garden. The property comes to market with no onward chain and offers scope to modernise throughout with further potential to extend (subject to planning permission).

### Ground Floor

Access via an welcoming entrance hall, the ground floor comprises; downstairs cloakroom, a spacious dual aspect sitting room measuring approximately 27'1" x 11'6" with bay window to the front and sliding patio doors leading to the rear garden. Further doors from the entrance hall lead to a spacious open plan kitchen/dining room with scope to modernise or reconfigure, with pantry cupboard, boiler cupboard and doors leading to a rear porch. From the rear porch making a handy space for coats and boots and doors opening to the private rear garden.

### First Floor

The first floor comprises landing with access to an airing cupboard, loft hatch with ladder, all the bedrooms and bathroom. The main bedroom measures approximately 13'5" x 11'3", with the second double bedroom comprises built in wardrobes and enjoys views across the rear garden. and the third bedroom is a large single bedroom. The bathroom comprises bath with wash basin with a separate wc, with scope to make one or leave separate.



### Further Attributes

Further attributes include gas central heating, double glazing throughout and scope to modernise and enlarge options (STPP).

### Outside

Access via five bar gate with mature hedge to the front leading to driveway with ample off road parking available to front and side of the house, leading to a garage, with up and over door, side door to the rear garden. The private rear garden is mainly laid to lawn with a large terrace area, side gated access and large lean to shed to the other side. The mature garden, features range of mature shrubs, with vegetable garden and a glass greenhouse.

### Location

The property is ideally situated on the favoured eastern side of town on the prestigious Folders Lane, within a short walk of Ditchling Common Country Park and short drive of Burgess Hill town centre. Burgess Hill offers a wide range of amenities including various shops including Waitrose and Tesco supermarkets. Burgess Hill is surrounded by stunning countryside and picturesque villages including nearby Hassocks and Ditchling. There are good road links with access to A23/M23 linking to Brighton, Gatwick Airport and London. By train Burgess Hill mainline station is located approximately 1.6 mile from the property and provides regular services to London (Victoria/London Bridge in 50 mins), Gatwick Airport and Brighton.

There is an excellent range of state and independent schools in the area, including Birchwood Grove Primary School, Burgess Hill Girls, Hurstpierpoint College and Ardingly College.

