



Martlet View Folders Lane, Burgess Hill RH15 0DX

welcome to Martlet View Folders Lane, Burgess Hill

- RESERVE TODAY! CONTACT US TO FIND OUT MORE
- LOCATED ON THE DESIRABLE FOLDERS LANE
- 7 MINUTE DRIVE TO BURGESS HILL STATION & 17 MINUTES BY TRAIN TO GATWICK AIRPORT
- QUALITY, GERMAN MADE KITCHENS WITH HIGH-END APPLIANCES
- HIGH SPECIFICATION FINISHES THROUGHOUT

Tenure: Freehold EPC Rating: Exempt

****READY TO MOVE INTO**** The Starling a luxury 4 bedroom home located at Martlet View. Spaced across 3 floors. Featuring an en-suite in both main & 2nd bedroom, as well as a dedicated upstairs play/TV room. convenient utility room & garage



Ground Floor Kitchen/Family Room

14' 6" x 33' (4.42m x 10.06m)

Living Room

15' 2" x 15' 9" (4.62m x 4.80m)

Dining Room

15' x 7' 3" (4.57m x 2.21m)

Utility

6' 9" x 6' 3" (2.06m x 1.91m)

First Floor

Bedroom One

14' 6" x 23' 4" (4.42m x 7.11m)

Bedroom Three

15' 2" x 12' 5" (4.62m x 3.78m)

Bedroom Four

14' 4" x 10' 7" (4.37m x 3.23m)

Second Floor

Bedroom Two

15' 2" x 14' 6" (4.62m x 4.42m)

Play/Tv Room

14' 6" x 14' 6" (4.42m x 4.42m)

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1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

Property Ref:

BUH107483 - 0004

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01444 232849



BurgessHill@fox-and-sons.co.uk



16 Station Road, BURGESS HILL, West Sussex,
RH15 9DQ



fox-and-sons.co.uk