



MARTLET VIEW

FOLDERS LANE
BURGESS HILL

Riverdale
DEVELOPMENTS LTD

WELCOME TO MARTLET VIEW

This small collection of 3, 4 and 5 bedroom homes has been thoughtfully designed to create a welcoming new community on the edge of the South Downs National Park.



Set back from the road and surrounded by mature trees, Martlet View's quiet environment belies its close proximity to Burgess Hill's bustling town centre and direct rail links to London and Brighton.

The convenience of such a location is echoed in the homes themselves, each of which have been created to provide versatile interiors that are capable of evolving with your lifestyle as you and your family grow.

Built to a high specification using quality materials and modern techniques, energy efficiency is guaranteed, while private gardens to the front and rear provide all-important outdoor space.

With the added benefit of off-road parking to every property, Martlet View has all the ingredients for a life of comfort and convenience for generations to come.

Riverdale
DEVELOPMENTS LTD

A LOCATION TO SATISFY YOUR EVERY WHIM

Situated on the outskirts of Burgess Hill, a home at Martlet View offers a remarkable combination of market-town bustle, rolling countryside beauty and infectious city buzz.

Burgess Hill town centre can also be easily reached and provides everything you could need for everyday life. A choice of supermarkets, banks, pharmacies, doctors and dentists cover the essentials, while two well-appointed shopping centres play home to a broad selection of retailers.

Culture and history buffs will also find plenty to enjoy in Burgess Hill. The town is home to several fascinating museums and historical sites, including the Burgess Hill Museum and the historic St. John's Church, which dates back to the 12th century. There are also numerous art galleries and cultural venues, showcasing the work of local artists and performers.

Foodies will appreciate the many culinary delights on offer in Burgess Hill, from traditional English pubs and gastropubs to trendy cafés and bistros. Sample some of the town's famous locally brewed beers, or indulge in some delicious traditional British fare, such as fish and chips or a hearty Sunday roast.

The Triangle Leisure centre and swimming pools offers state-of-the-art facilities for fitness and fun, while Orion independent cinema shows the latest releases. There is also a choice of bars and restaurants, and with a list of regular events like the Burgess Hill Summer Festival there's plenty to keep you entertained in the town.



Ditchling Beacon



Shop

- Market Place Shopping Centre 1.3 miles
- The Martlets Shopping Centre 1.5 miles
- The Lanes, Brighton 11.0 miles
- County Mall, Crawley 15.5 miles



Play

- Folders Meadow Park 0.3 miles
- Orion Cinema 1.3 miles
- Burgess Hill Theatre Club 1.5 miles
- The Triangle Leisure Centre 3.2 miles



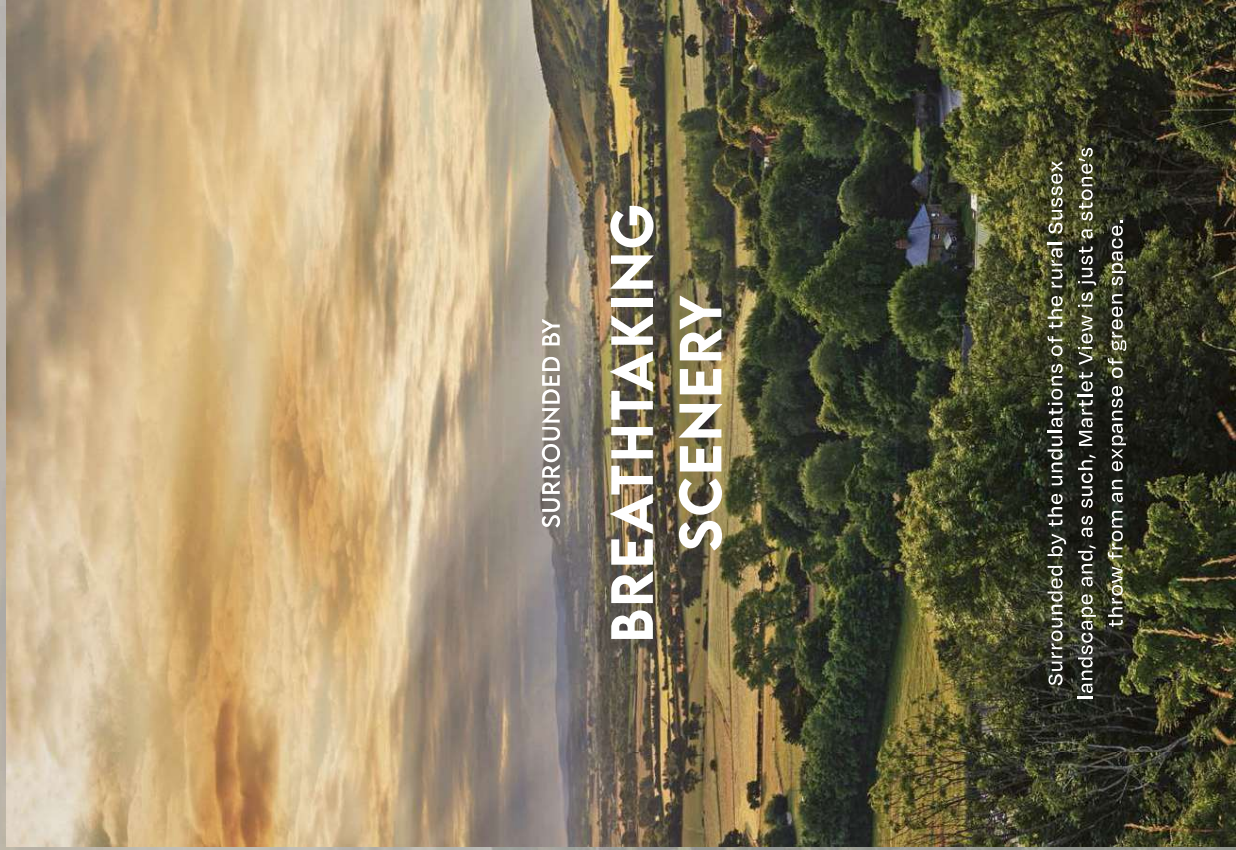
Unwind

- Wintons Fishery 0.3 miles
- Ditchling Common 0.7 miles
- South Downs National Park 0.7 miles
- Mid Sussex Golf Club 2.0 miles



Treat

- Yaprak 1.0 miles
- Block & Gasket 1.0 miles
- Buon Appetito 1.7 miles
- The Oak Barn Bar & Restaurant 2.5 miles



SURROUNDED BY BREATHTAKING SCENERY

Surrounded by the undulations of the rural Sussex landscape and, as such, Martlet View is just a stone's throw from an expanse of green space.



One such spot is nearby Ditchling Common, with its maze of footpaths to explore. Winding their way peacefully through coppiced woodland and open grassland, taking in carpets of bluebells and rippling lakes along the way, they provide the perfect weekend tonic for those with busy schedules.



For nature lovers, Burgess Hill offers a wealth of outdoor activities and scenic walking routes. Take a leisurely stroll through the tranquil St. John's Park which boasts a beautiful lake and a variety of wildlife. Alternatively, explore the stunning countryside that surrounds the town, with its rolling hills, woodlands, and winding country lanes.

A THRIVING

EDUCATIONAL LANDSCAPE

Burgess Hill offers a diverse range
of learning opportunities for
students of all ages.

NESTLED IN THE HEART OF WEST SUSSEX

From its renowned independent schools to its welcoming
community colleges, the town and its surrounding areas
provide a rich educational experience, blending traditional
values with modern innovation.

Whether it's early years education or advanced academic programs,
Burgess Hill fosters a culture of growth, equipping students with the
skills and knowledge needed to excel in a rapidly changing world.



Primary Schools

London Mead Community
Primary School
Birchwood Grove
Community School
St Wilfrid's Catholic
Primary School
Southway Junior School



Secondary & Sixth Form

The Burgess Hill Academy
Haywards Heath College
Plumpton College
East Sussex College



Independent Schools

Burgess Hill Girls School
Hurstpierpoint College
Ardingly College
Handcross Park
Preparatory School
Worth School

CITY, COUNTRY & COAST

Burgess Hill is perfectly positioned close to road and rail links that allow you to make the most of the countryside, the capital and the south coast.

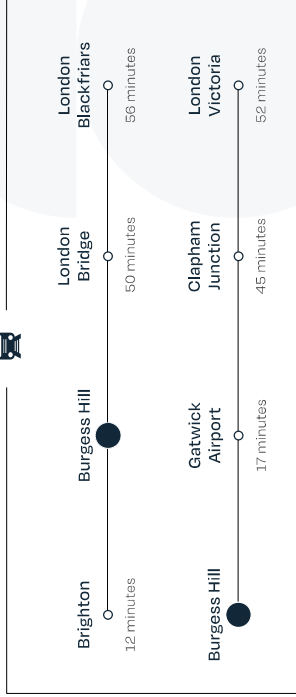


The nearby A23 draws a direct line from Brighton as far north as Vauxhall in south London, crossing the South Downs National Park and the High Weald AONB along the way. From Martlet View, this fantastic route puts Brighton 25 minutes away, Crawley 23 minutes away and Westminster less than two hours away.

It will also take you to the M25 in 30 minutes, providing access to the national motorway network, while Gatwick Airport can be reached in 25 minutes and acts as a gateway to the rest of the world.

Rail travel is also very convenient; Burgess Hill Station is located a three-minute drive away and operates direct services to Brighton and Central London in 12 minutes and 50 minutes, respectively. It is also possible to reach Haywards Heath in five minutes, while Gatwick is 20 minutes away.

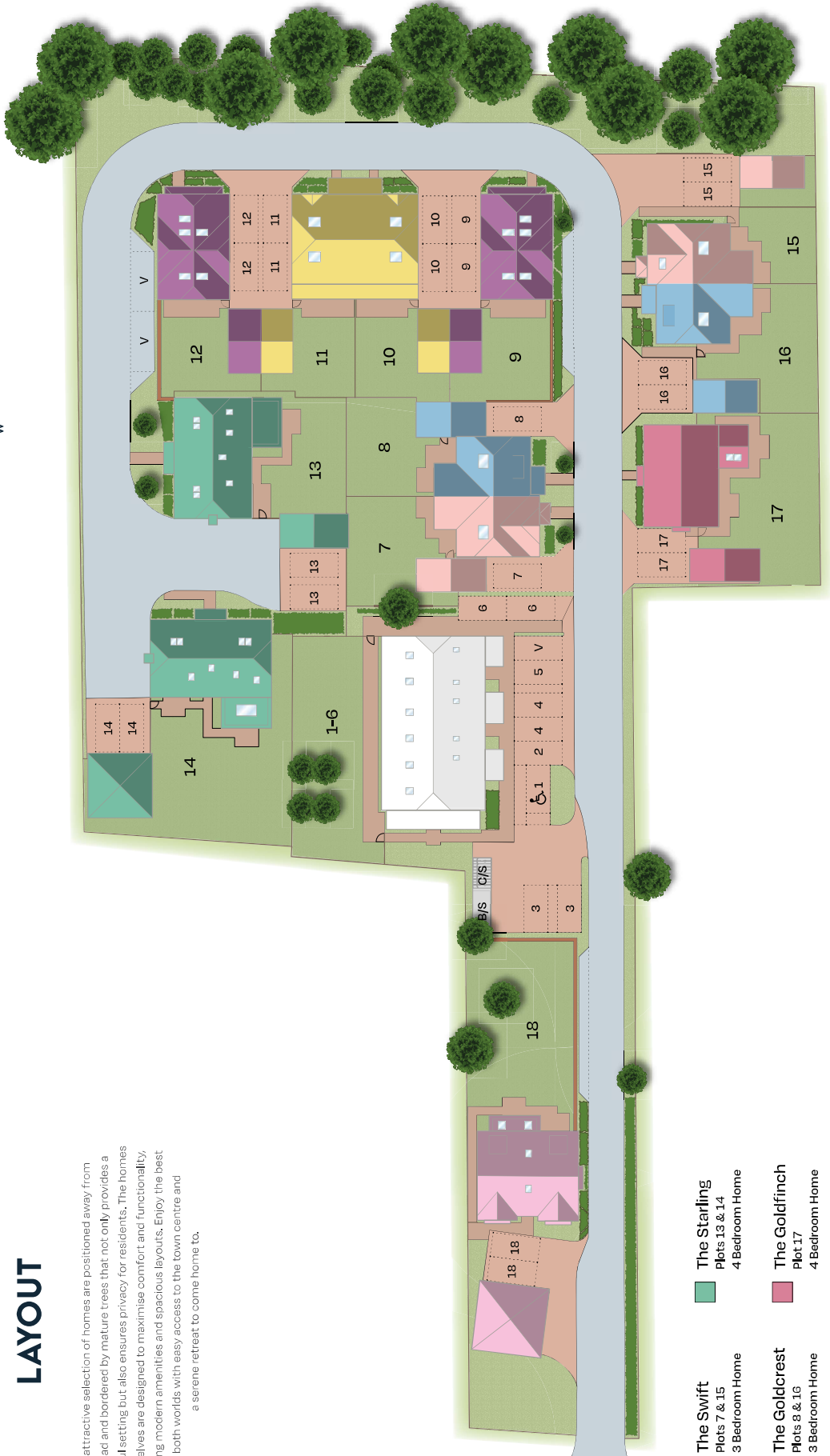
Alternatively, it's a five-minute drive to Wivelsfield Station, which provides direct rail access to Eastbourne and Hastings in 42 minutes and 82 minutes, respectively.



*Travel times taken from www.nationalrail.co.uk and google maps and approximate only.

DEVELOPMENT LAYOUT

This attractive selection of homes are positioned away from the road and bordered by mature trees that not only provides a peaceful setting but also ensures privacy for residents. The homes themselves are designed to maximise comfort and functionality, featuring modern amenities and spacious layouts. Enjoy the best of both worlds with easy access to the town centre and a serene retreat to come home to.



- | | |
|--|--|
|  The Swift
Plots 7 & 15
3 Bedroom Home |  The Starling
Plots 13 & 14
4 Bedroom Home |
|  The Goldcrest
Plots 8 & 16
3 Bedroom Home |  The Goldfinch
Plot 17
4 Bedroom Home |
|  The Robin
Plots 10 & 11
3 Bedroom Home |  The Greenfinch
Plot 18
5 Bedroom Home |
|  The Wren
Plots 9 & 12
4 Bedroom Home |  Affordable Housing |

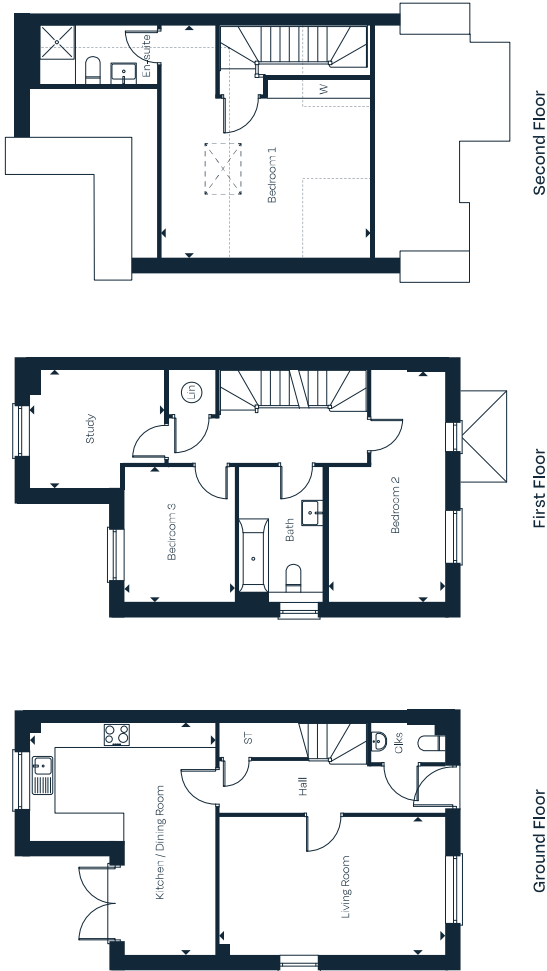
THE SWIFT

PLOTS 7 & 15

3 BEDROOM HOME



Computer generated image of plots 15, left side plot indicative only.



All wardrobes are subject to site specification, please see Sales Consultant for further details. Floorplans shown are approximate measurements only. Exact layouts and sizes may vary. All measurements may vary within a tolerance of 50mm. The dimensions are not intended to be used for carpet sizes, appliance sizes or items of furniture. Computer generated image indicative only and external finishes are subject to change.

KEY

- W wardrobe
 - ST store
- Denotes where dimensions are taken from (h) Denotes handed plot



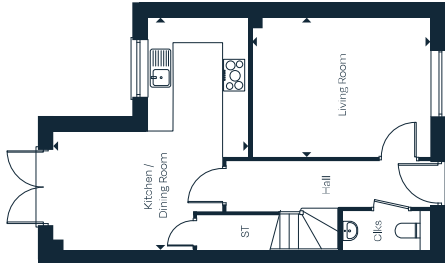
MARTLET VIEW

FOLDERS LANE

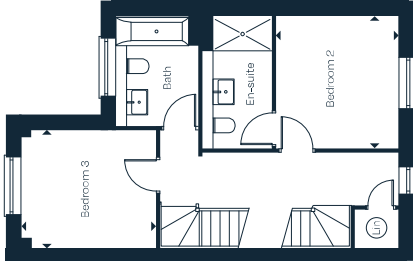
THE GOLDCREST

PLOTS 8 & 16

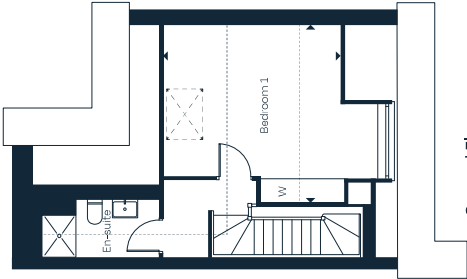
3 BEDROOM HOME



Ground Floor



First Floor



Second Floor

Ground Floor

Kitchen/ Dining Room	5,45m x 4,58m	17'10" x 15'0"
Living Room	3,27m x 4,19m	10'9" x 13'9"

First Floor

Bedroom 2	3,10m x 2,54m	10'2" x 8'4"
Bedroom 3	2,75m x 3,43m	9'0" x 11'3"

Second Floor

Bedroom 1	4,29m x 4,20m	14'1" x 13'9"
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KEY

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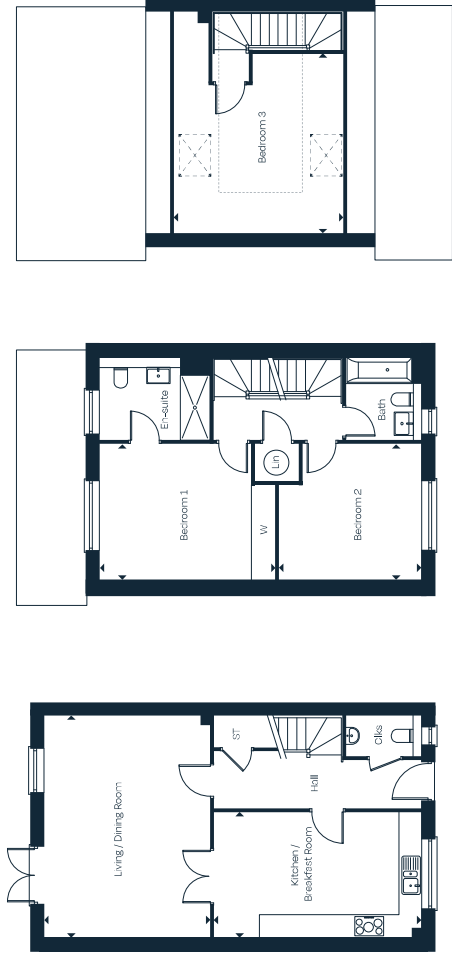
MARTLET
VIEW

FOLGERS LANE

THE ROBIN

PLOTS 10 & 11(h)

3 BEDROOM HOME



Ground Floor		First Floor	
Kitchen/ Breakfast Room	3,24m x 5,39m	Bedroom 1	3,49m x 4,56m
Living/ Dining Room	5,75m x 4,37m	Bedroom 2	3,49m x 3,68m

Second Floor	
Bedroom 3	4,61m x 4,49m

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THE WREN

PLOTS 9(h) & 12

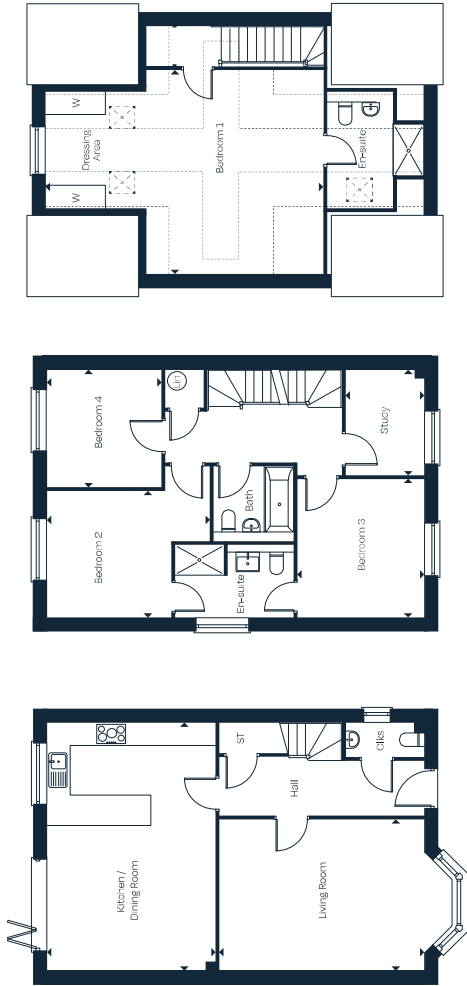
4 BEDROOM HOME

MARTLET VIEW

MARTLET VIEW



Computer generated image of plot 12. Indicative only.



Ground Floor

First Floor

Second Floor

Ground Floor

Kitchen/ Dining Room	6.45m x 4.37m	21'2" x 14'4"
Living Room	3.92m x 5.32m	12'10" x 17'5"

First Floor

Bedroom 2	3.16m x 4.37m	10'4" x 14'4"
Bedroom 3	3.59m x 3.18m	11'9" x 10'5"
Bedroom 4	3.16m x 2.97m	10'4" x 9'8"
Study	2.73m x 2.01m	8'11" x 6'7"

Second Floor

Bedroom 1	5.29m x 6.76m	17'4" x 22'2"
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KEY

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- W wardrobe
- ST store

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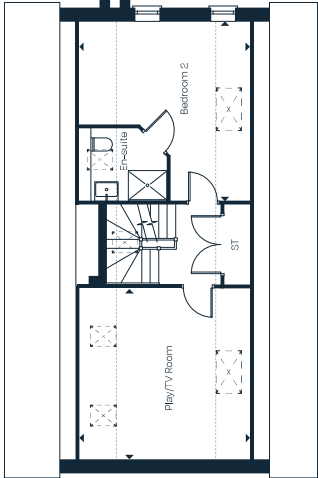
MARTLET
VIEW

FOLGERS LANE

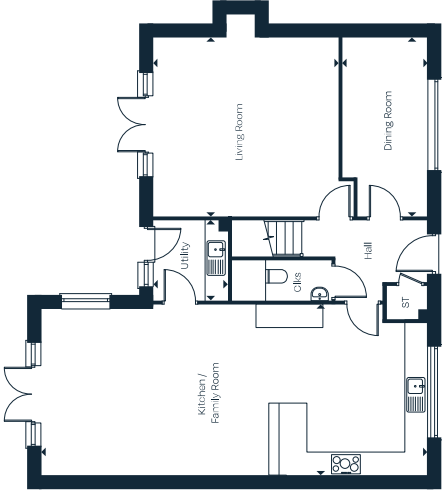
THE STARLING

PLOTS 13 & 14

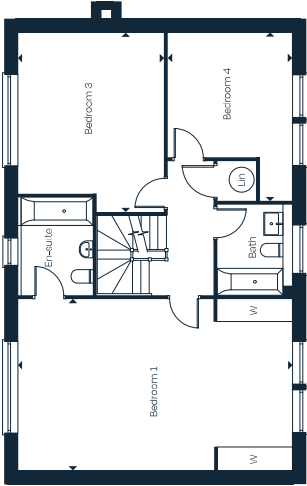
4 BEDROOM HOME



Second Floor



Ground Floor



First Floor

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Ground Floor

Kitchen/ Family Room	4.43m x 10.05m	14'6" x 33'0"
Living Room	4.83m x 4.79m	15'2" x 15'9"
Dining Room	4.83m x 2.20m	15'0" x 7'3"
Utility	2.05m x 1.91m	6'9" x 6'3"

First Floor

Bedroom 1	4.43m x 7.11m	14'6" x 23'4"
Bedroom 3	4.63m x 3.78m	15'2" x 12'5"
Bedroom 4	4.37m x 3.22m	14'4" x 10'7"

Second Floor

Bedroom 2	4.63m x 4.41m	15'2" x 14'6"
Play/TV Room	4.43m x 4.41m	14'6" x 14'6"

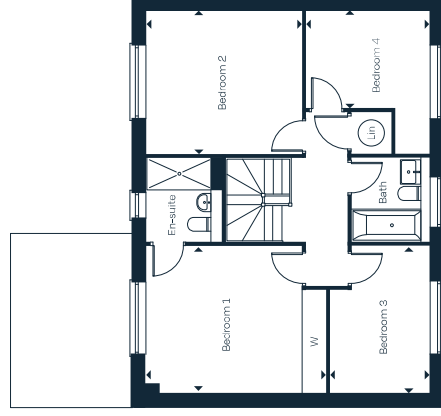
KEY

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W wardrobe

ST store

Computer generated image of Plot 17, indicative only.



First Floor

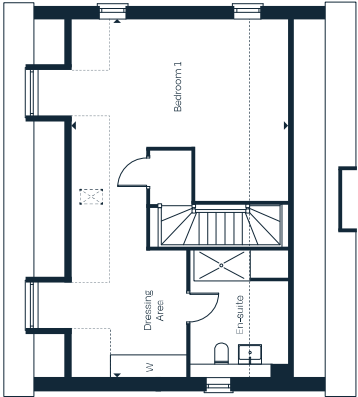
Ground Floor	First Floor
Kitchen/Dining/ Family Room	Bedroom 1
Living Room	Bedroom 2
Utility	Bedroom 3
Storage	Bedroom 4

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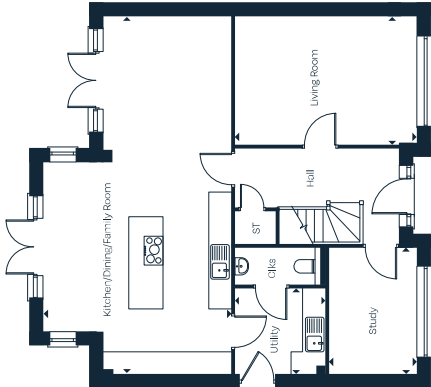
THE GREENFINCH

PLOT 18

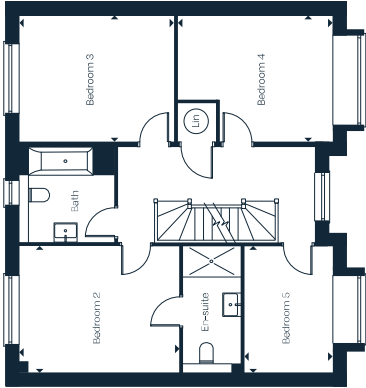
5 BEDROOM HOME



Second Floor



Ground Floor



First Floor



Computer generated image of plot 18. Indicative only.

Ground Floor

Kitchen/Dining/ Family Room	9.37m x 4.92m	30'9" x 16'2"
Living Room	3.30m x 4.73m	10'10" x 15'6"
Utility	2.24m x 2.32m	7'4" x 7'7"
Study	3.30m x 2.23m	10'10" x 7'4"

First Floor

Bedroom 2	3.28m x 4.13m	10'9" x 13'8"
Bedroom 3	3.29m x 4.45m	10'10" x 14'7"
Bedroom 4	3.29m x 4.01m	10'10" x 13'2"
Bedroom 5	3.28m x 2.28m	10'9" x 7'5"

Second Floor

Bedroom 1	9.37m x 5.59m	30'9" x 18'4"
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KEY

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- W wardrobe
- ST store

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Kitchen

- Contemporary and traditional design

3 bedroom semi detached houses

- Quality kitchens with a choice of doors and laminated worktops
- Inset steel sink with mixer taps
- Upstands and glass splashbacks to the hob
- Stainless steel single oven
- Four Zone induction hob
- Integrated fridge freezer
- Integrated dishwasher
- Integrated washing machine/dryer
- Integrated combination microwave
- Under wall unit lighting

4 & 5 bedroom detached houses

- Quality kitchens with a choice of doors and stone worktops
- Laminated worktops to utility
- Stainless steel sink with mixer taps
- Stone upstands and silestone splashbacks to the hob
- Stainless steel single oven
- Integrated fridge freezer
- Integrated combination microwave

- Integrated dishwasher
- Integrated washing machine/dryer (where no utility room)
- Under wall unit lighting
- Five zone induction hob
- Integrated wine cooler

Utility room/area (plot specific)

- Free standing washing machine
- Free standing tumble dryer

Internal finishes

- White PVCu double glazed windows
- Smooth ceilings finished in white paint
- All walls finished in Crown Berger/Dulux products (colour: chilton white)
- All woodwork/joinery in white paint satin finish stair are with stained varnished handrails
- Ceramic wall tiling to bathroom and en-suite
- Amtico flooring to kitchen, utility, cloakroom, kitchen/family room (if open plan)
- Good Quality carpet to all other rooms. A choice of carpeting to lounge, dining room, study and bedrooms, as well as staircases and landings
- Ceramic floor tiling to bathroom and en-suite

HIGH QUALITY SPECIFICATION

We pay extra attention to every tiny detail to ensure that our homes are built to the highest standard throughout.

- Every bathroom and en-suite has a vanity unit
- Fitted wardrobe with shelf and hanging rail to bedroom one

Security

- Multi point locking system to external doors
- Part wired intruder alarm
- Pre wired for CCTV

Media electrical and communication

- Pre wiring and fittings at high and low level for TV/satellite to sitting room and bedroom one
- Pre wired for Sky Q (home owner to arrange Sky reconfiguration, subscription and dish)
- Terrestrial and free view TV aerial provided within loft space
- USB point provided to lounge, kitchen, family room, study and bedrooms
- Brushed chrome fittings provided at high level kitchen only
- LED down lighters to kitchen, cloakroom, hall, study, bathroom and en-suite

Heating and water service

- Air Source Heat Pump central heating and hot water
- Mains pressure hot and cold water services
- Ground floor underfloor heating with radiators at first floor

External and shared areas

- External tap at rear
- Management Company for management of shared areas
- Hard and soft landscaping to communal areas
- Front and rear gardens will be landscaped with turf

Environmental details

- Energy efficient thermostatically controlled ASHP central heating
- Double glazed PVCu windows
- A to A++ rated kitchen appliances to reduce water and energy use
- Dusk to dawn sensors to external lighting
- 7kw Electric Vehicle EV chargers



Warranty and after care

- NHEC 10 year warranty
- Riverdale Developments 2 year customer care warranty

Optional extras

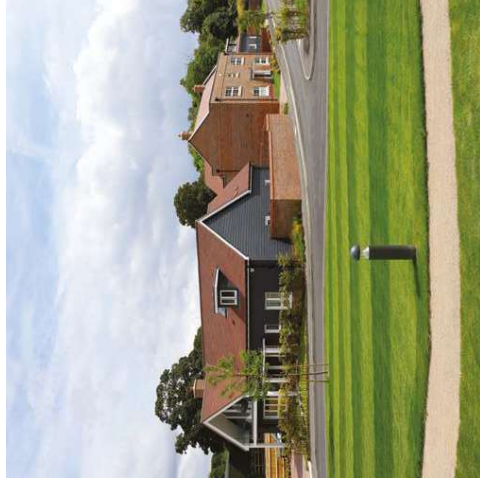
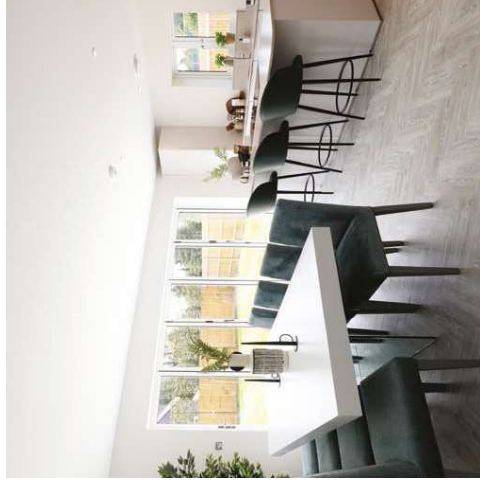
- Granite work surfaces to utility (4 and 5 bedroom plots)
- Granite work surfaces to kitchens (3 bed semi detached)
- Wardrobes to bedrooms
- Draw pack to wardrobes (3 door wardrobes only)
- Additional wall tiling to wet rooms
- Additional patio lights (To external doors where provided)
- Electric garage door
- Amtico to lounge
- Amtico to study
- CCTV security



MARTLET VIEW



MARTLET VIEW



OUR COMMITMENT

Riverdale Developments Homes are thoughtfully designed to create safe, friendly environments that promote a sense of community and quality of life.



We take great care and attention over each and every one of our homes to ensure the developments we produce are worthy of the Riverdale name. Our experience in the industry and knowledge of the most modern techniques ensures that a Riverdale home will always benefit from the highest quality materials, highest standard specification and highest energy efficiency.

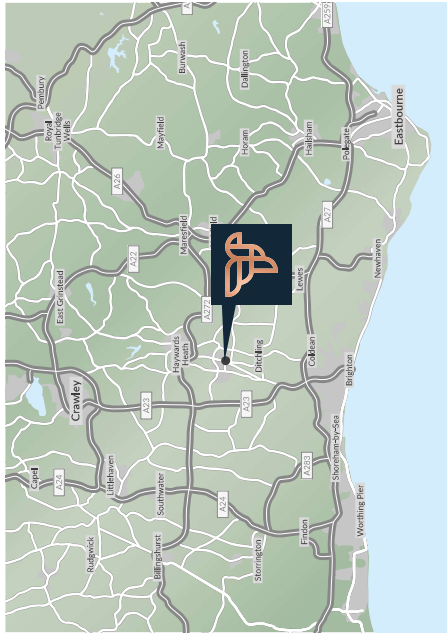
This commitment to quality can be seen in a long list of developments that have become home to satisfied customers from London to the South Coast and will continue to provide a safe, comfortable and welcoming place to live long into the future.

Riverdale
DEVELOPMENTS LTD

riverdale-developments.co.uk



LOCAL MAP



AREA MAP

Riverdale
DEVELOPMENTS LTD

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NHBC



Protection for new-build home buyers

It is not possible for a brochure of this nature to do more than give a general impression of the range, quality and variety of the homes we have on offer. The computer generated imagery is included for guidance only. The properties may vary in terms of elevational designs and details, position and size of the garage / materials used. We operate a policy of continuous product development so there may be material differences between the accommodation depicted in our literature and that on offer on any particular development or at different times during the progress of any development. Maps are not drawn to scale. All internal and external photography of properties depicts previous Riverdale developments. Other photographs are of the local area or indicative lifestyle images. Designed and produced thinkBOW 11/21 03830-006.

Riverdale
DEVELOPMENTS LTD