



Martlet View Folders Lane, Burgess Hill RH15 0DX

fox & sons

**welcome to
Martlet View Folders Lane, Burgess
Hill**

- Exclusive development of only 12 houses
- 3 minute drive to Burgess Hill train station
- Gatwick airport only 17 minutes via train
- Quality kitchens with a choice of doors and worktops Integrated Appliances
- A to A++ rated kitchen appliances to reduce water and energy use

Tenure: Freehold EPC Rating: Exempt

£1,025,000

** The Starling - 4 Bedroom Detached Home, spread across 3 spacious floors. Featuring a Double Garage, Large Open-Plan living, kitchen & Dining area. Ensuites in Bedroom 1 & Bedroom 2.



view this property online fox-and-sons.co.uk/Property/BUH107490

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:

BUH107490 - 0005

Fox & Sons is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

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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