



Martlet View Folders Lane, Burgess Hill RH15 0DX

welcome to

Martlet View Folders Lane, Burgess Hill

Martlet View an exclusive development of only 12 plots consisting of 3, 4 & 5 bedroom homes at the edge of South Downs National Park. Located in the very sought after Folders Lane, Burgess Hill. These homes are built to the highest quality and specification. Folders Lane is located East side of Burgess Hill with easy access to the A23 and mainline stations with direct links to London, Gatwick and Brighton. Just a short walk to the picturesque Ditchling Common with amazing views of the downs. Built by the award-winning Riverdale Developments whose homes are thoughtfully designed to create safe, welcoming environments that promote a sense of community and quality of life. They take the greatest care and attention over each and every one of their homes to ensure the developments they produce are worthy of the Riverdale name and of the Riverdale Commitment.

Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.

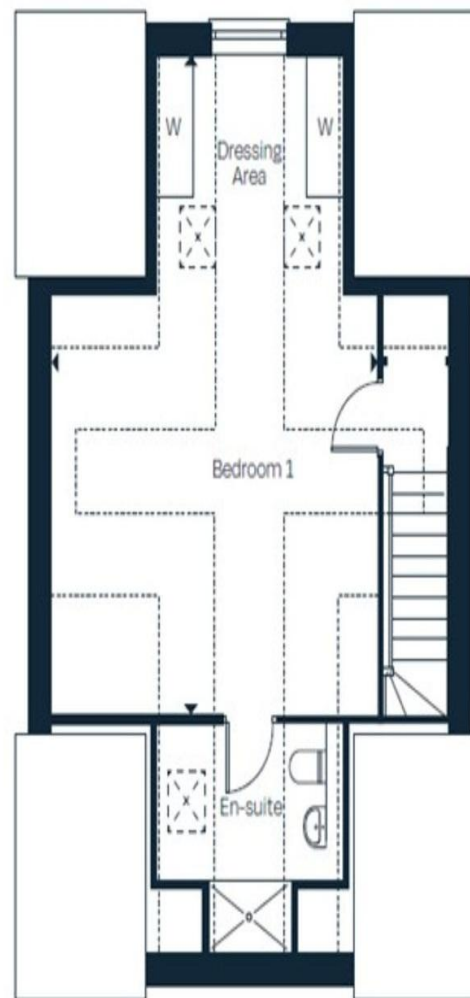




Ground Floor



First Floor



Second Floor

Ground Floor

Kitchen/Dining Room

21' 2" x 14' 4" (6.45m x 4.37m)

Living Room

12' 10" x 17' 5" (3.91m x 5.31m)

First Floor

Bedroom Two

10' 4" x 14' 4" (3.15m x 4.37m)

Bedroom Three

11' 9" x 10' 5" (3.58m x 3.17m)

Bedroom Four

10' 4" x 9' 8" (3.15m x 2.95m)

Study

8' 11" x 6' 7" (2.72m x 2.01m)

Second Floor

Bedroom One

17' 4" x 22' 2" (5.28m x 6.76m)

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- GARAGE AND PRIVATE DRIVEWAY PARKING
- 7 MINUTE WALK TO BURGESS HILL STATION WITH A DIRECT TRAIN TO GATWICK AIRPORT IN 17 MINUTES
- EXCLUSIVE DEVELOPMENT OF 12 HOUSES, BUILT BY AN AWARD WINNING DEVELOPER
- HIGH SPECIFICATION INTEGRATED APPLIANCES
- READY TO MOVE INTO

Tenure: Freehold EPC Rating: Exempt

£825,000



Please note the marker reflects the postcode not the actual property

view this property online fox-and-sons.co.uk/Property/BUH107817



Property Ref:
BUH107817 - 0003

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.

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