

Martlet View Folders Lane,Burgess Hill RH15 0DX

fox & sons

welcome to

Martlet View Folders Lane, Burgess Hill

Discover Martlet View, an exclusive collection of 3, 4 and 5 bedroom homes located on the edge of the peaceful South Downs National Park.

This thoughtfully designed development combines a tranquil environment with exceptional convenience. Burgess Hill town centre is close by, offering a choice of shops, cafés, restaurants and leisure facilities, while Ditchling Common and the South Downs provide beautiful countryside on the doorstep.

Martlet View is also a prime location with excellent commuter links. Burgess Hill station is located approximately a three-minute drive away, with direct services to Brighton and Central London. The A23 provides easy access towards Brighton, London and the wider motorway network as well as Gatwick Airport also nearby.

Every home has been designed with contemporary living in mind and finished to a high specification. High specification kitchens feature integrated appliances, while bathrooms and en-suites benefit from stylish finishes and vanity units. Selected homes include generous open-plan kitchen, dining and family spaces, alongside dedicated studies and utility areas.

Energy efficiency is central to the specification, with air source heat pump heating, ground-floor underfloor heating, double glazing and 7kW electric vehicle charging points. With private gardens, off-road parking and a superb Sussex location, Martlet View offers refined new-build living in a setting that combines









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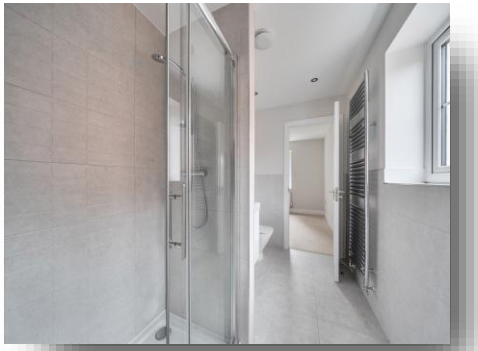
- GARAGE AND PRIVATE DRIVEWAY PARKING
- 7 MINUTE WALK TO BURGESS HILL STATION WITH A DIRECT TRAIN TO GATWICK AIRPORT IN 17 MINUTES
- EXCLUSIVE DEVELOPMENT OF 12 HOUSES, BUILT BY AN AWARD WINNING DEVELOPER
- HIGH SPECIFICATION INTEGRATED APPLIANCES
- READY TO MOVE INTO

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

The Property Ombudsman

Property Ref:
BUH107817 - 0005

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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