



# 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.

# 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



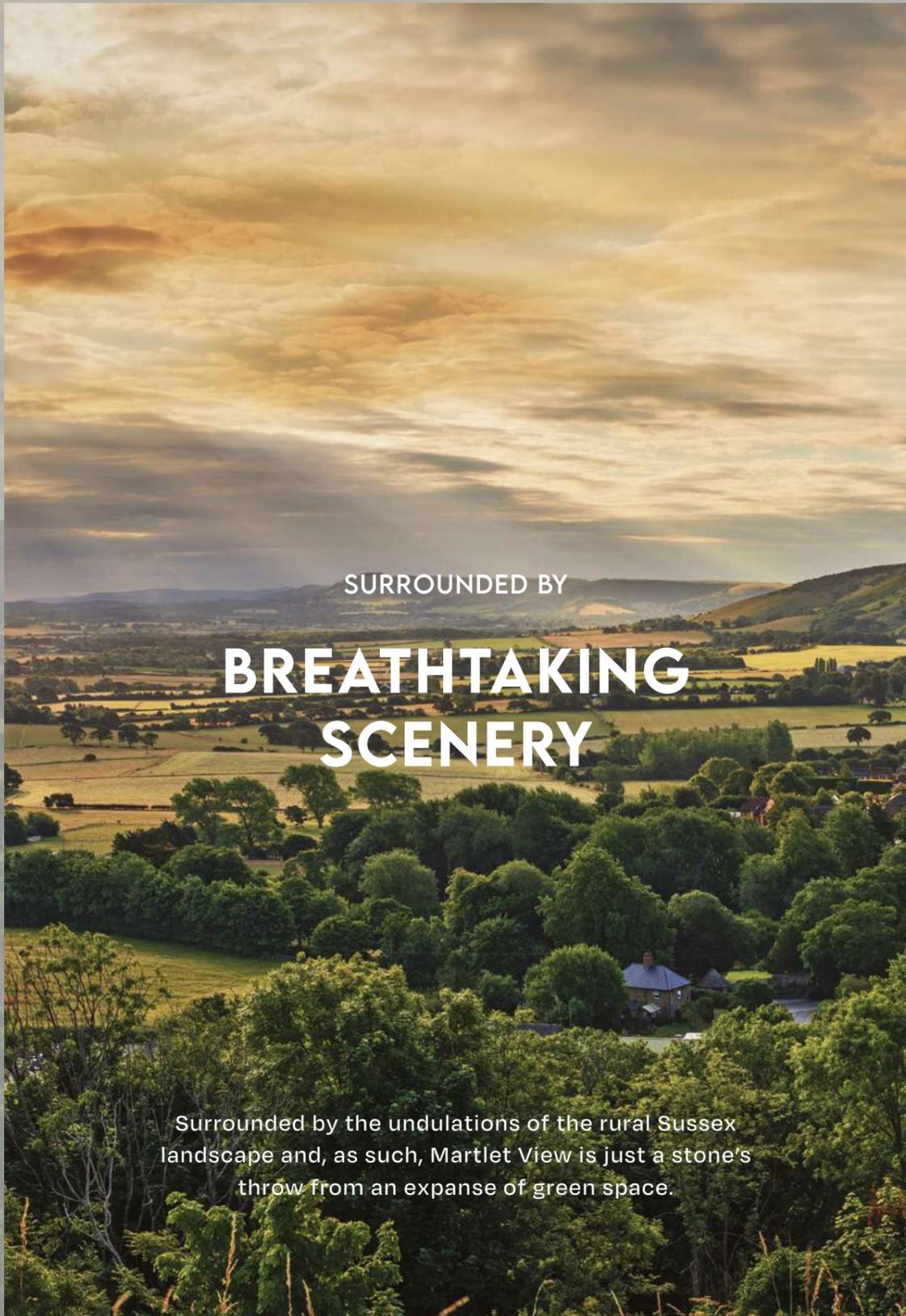
### Unwind

- 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.

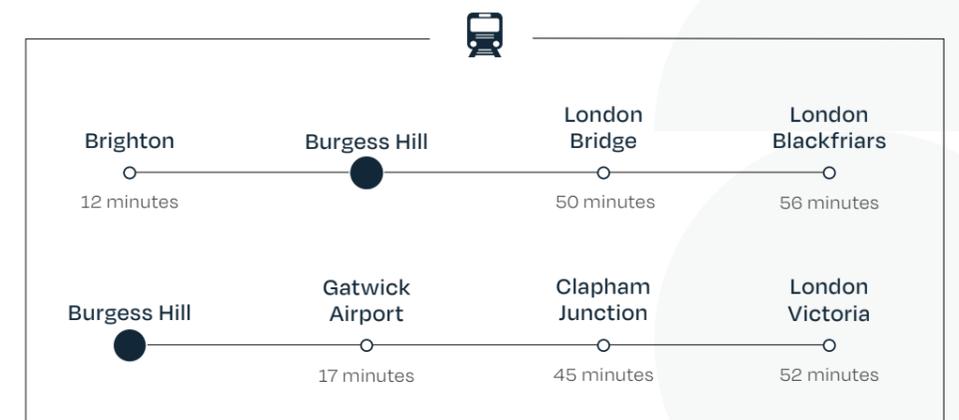


The nearby A23 draws a direct line from Brighton as far north as Vauxhall in south London, crossing the South Downs National Park and the High Weald AONB along the way. From Martlet View, this fantastic route puts Brighton 25 minutes away, Crawley 23 minutes away and Westminster less than two hours away.

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](http://www.nationalrail.co.uk) and [google.maps](http://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.

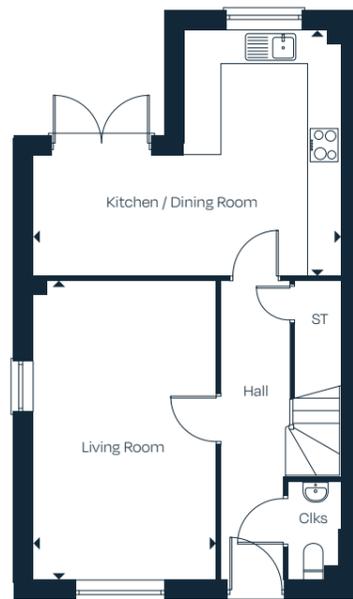


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|--|--|
|  <b>The Swift</b><br>Plots 7 & 15<br>3 Bedroom Home     |  <b>The Starling</b><br>Plots 13 & 14<br>4 Bedroom Home |
|  <b>The Goldcrest</b><br>Plots 8 & 16<br>3 Bedroom Home |  <b>The Goldfinch</b><br>Plot 17<br>4 Bedroom Home      |
|  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

# THE SWIFT

## PLOTS 7 & 15

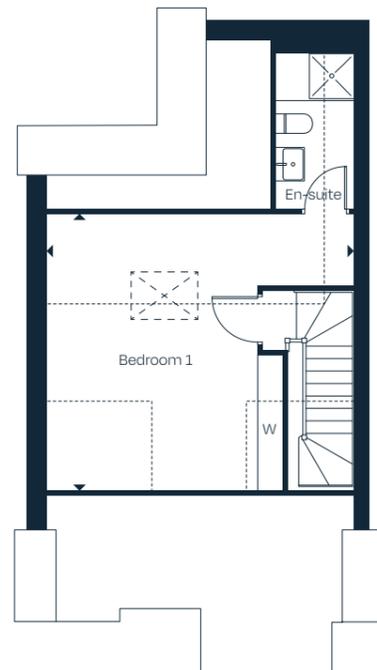
### 3 BEDROOM HOME



Ground Floor



First Floor



Second Floor



**Ground Floor**

Kitchen/ Dining Room	5.42m x 4.36m	17'9" x 14'4"
Living Room	3.23m x 5.32m	10'7" x 17'6"

**First Floor**

Bedroom 2	5.44m x 2.72m	17'10" x 8'11"
Bedroom 3	3.18m x 2.57m	10'5" x 8'5"
Study	2.75m x 3.07m	9'0" x 10'1"

**Second Floor**

Bedroom 1	5.44m x 4.91m	17'10" x 16'1"
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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

# THE GOLDCREST

## PLOTS 8 & 16

### 3 BEDROOM HOME



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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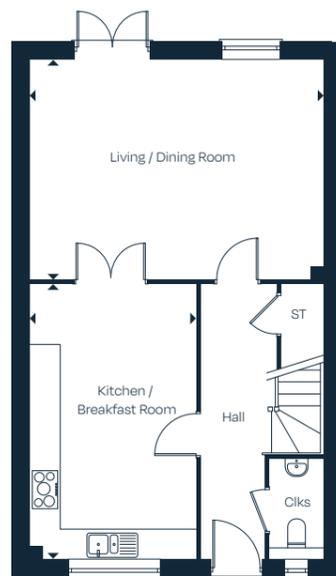
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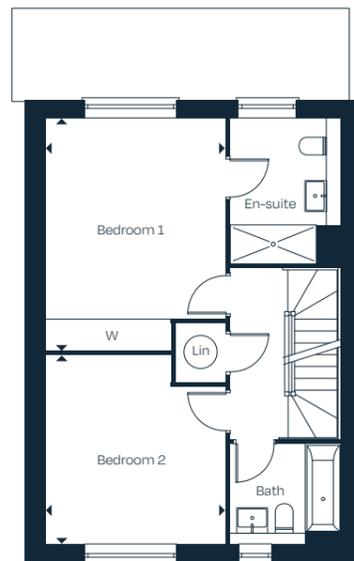
# THE ROBIN

## PLOTS 10 & 11(h)

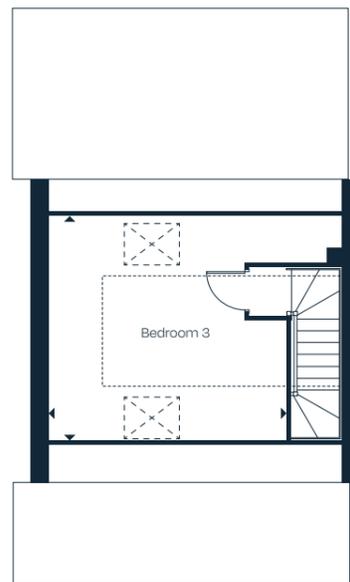
### 3 BEDROOM HOME



Ground Floor



First Floor



Second Floor



Computer generated image of plot 10 & 11. Indicative only.

**Ground Floor**

Kitchen/ Breakfast Room	3.24m x 5.39m	10'7" x 17'8"
Living/ Dining Room	5.75m x 4.37m	18'10" x 14'2"

**First Floor**

Bedroom 1	3.49m x 4.56m	11'5" x 14'11"
Bedroom 2	3.49m x 3.68m	11'5" x 12'1"

**Second Floor**

Bedroom 3	4.61m x 4.49m	15'1" x 14'9"
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**KEY**

W wardrobe ST store

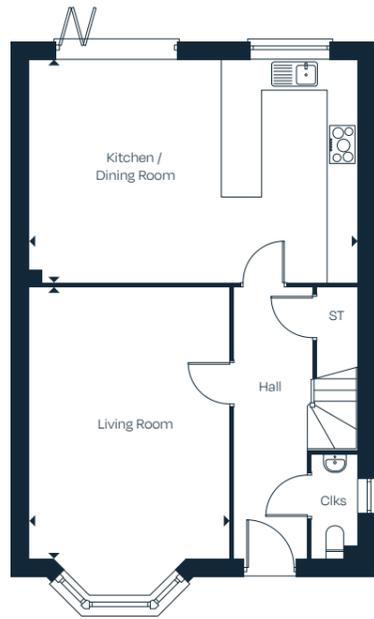
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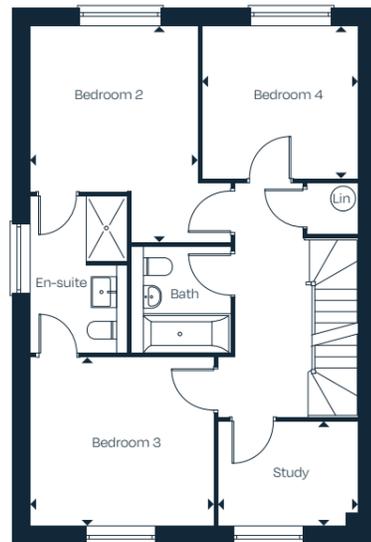
# THE WREN

## PLOTS 9(h) & 12

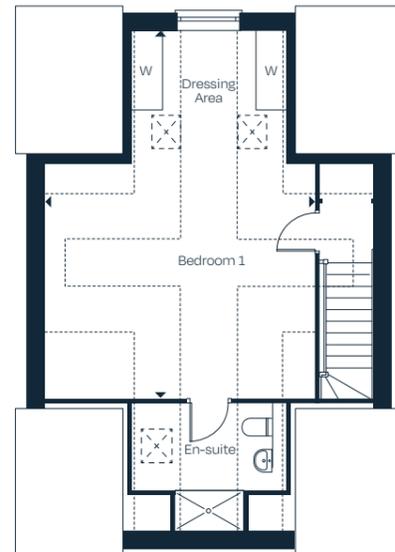
### 4 BEDROOM HOME



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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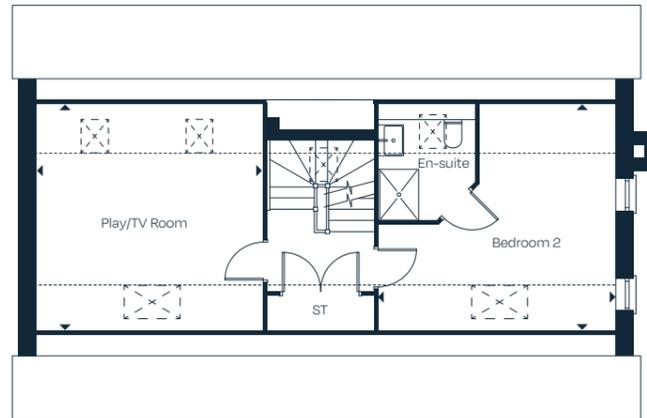
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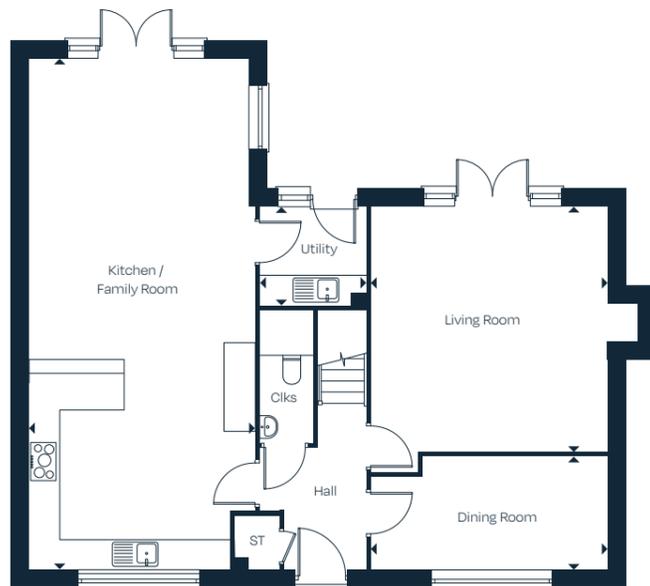
# THE STARLING

## PLOTS 13 & 14

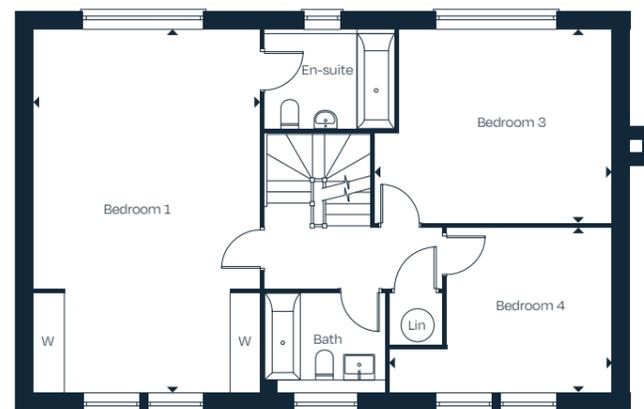
### 4 BEDROOM HOME



Second Floor



Ground Floor



First Floor



Computer generated image of plot 13 & 14. Indicative only.

#### Ground Floor

Kitchen/ Family Room	4.43m x 10.05m	14'6" x 33'0"
Living Room	4.63m x 4.79m	15'2" x 15'9"
Dining Room	4.63m 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

W wardrobe ST store

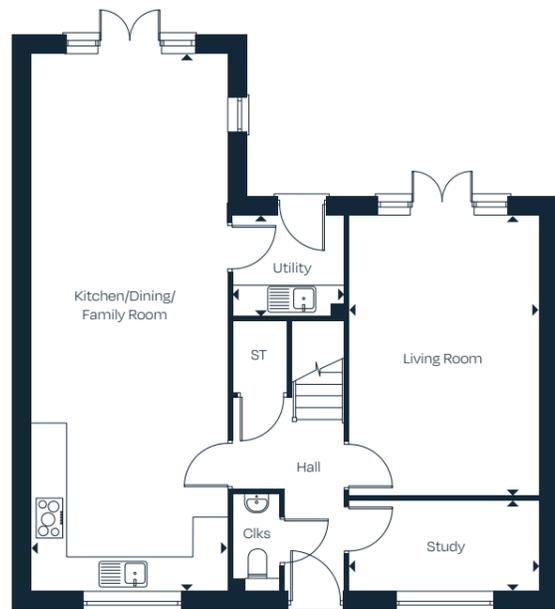
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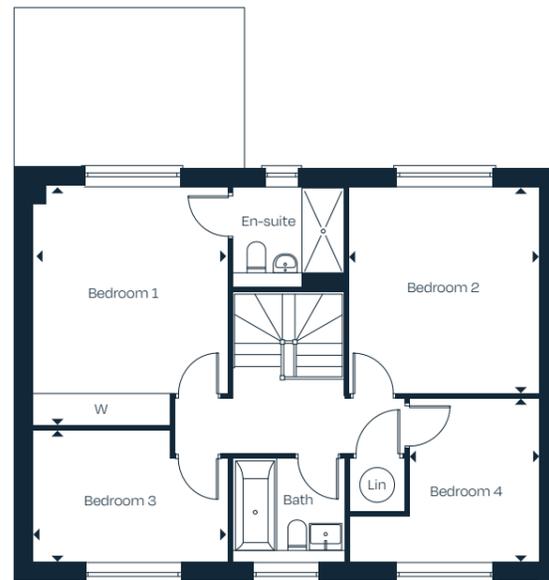
# THE GOLDFINCH

## PLOT 17

### 4 BEDROOM HOME



Ground Floor



First Floor



Computer generated image of plot 17. Indicative only.

#### Ground Floor

Kitchen/Dining/ Family Room	3.63m x 10.04m	11'11" x 32'11"
Living Room	3.51m x 5.22m	11'6" x 17'2"
Utility	1.84m x 2.04m	6'0" x 6'8"
Study	3.51m x 1.65m	11'6" x 5'5"

#### First Floor

Bedroom 1	3.64m x 4.42m	11'11" x 14'6"
Bedroom 2	3.64m x 3.85m	11'11" x 12'8"
Bedroom 3	3.64m x 2.44m	11'11" x 8'0"
Bedroom 4	3.64m x 3.01m	11'11" x 9'10"

#### KEY

W wardrobe ST store

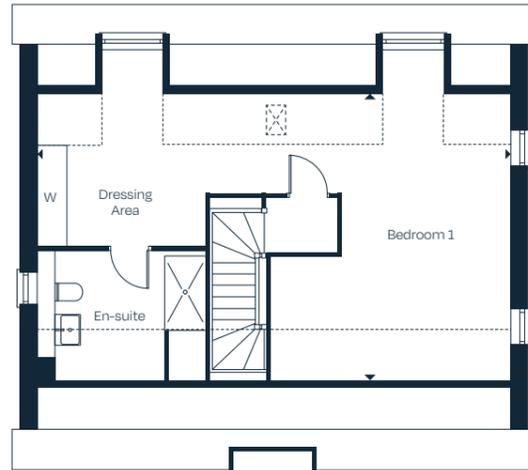
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# THE GREENFINCH

## PLOT 18

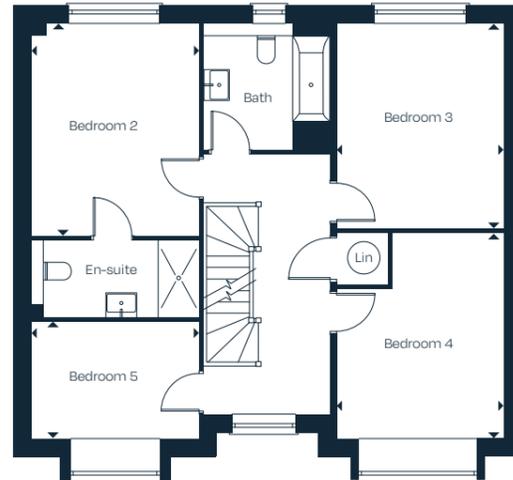
### 5 BEDROOM HOME



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 4.18m	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 2.26m	10'9" x 7'5"

#### Second Floor

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

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
- Laminate 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

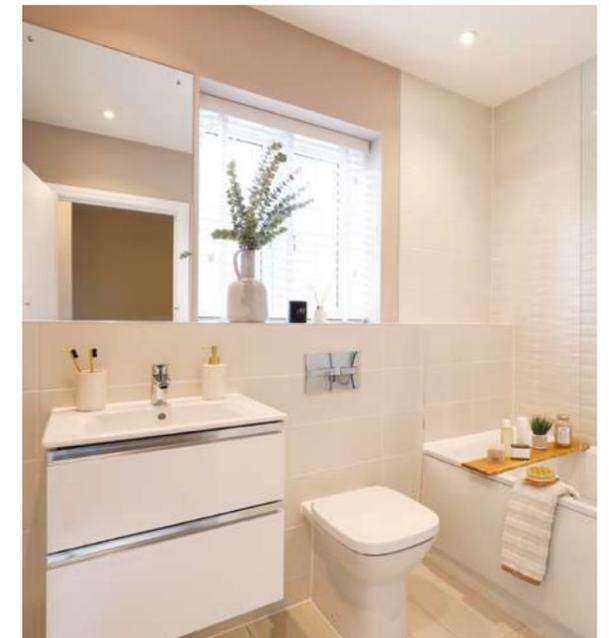
- Air Source Heat Pump central heating and hot water
- Mains pressure hot and cold water services
- Ground floor underfloor heating with radiators at first floor

### 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



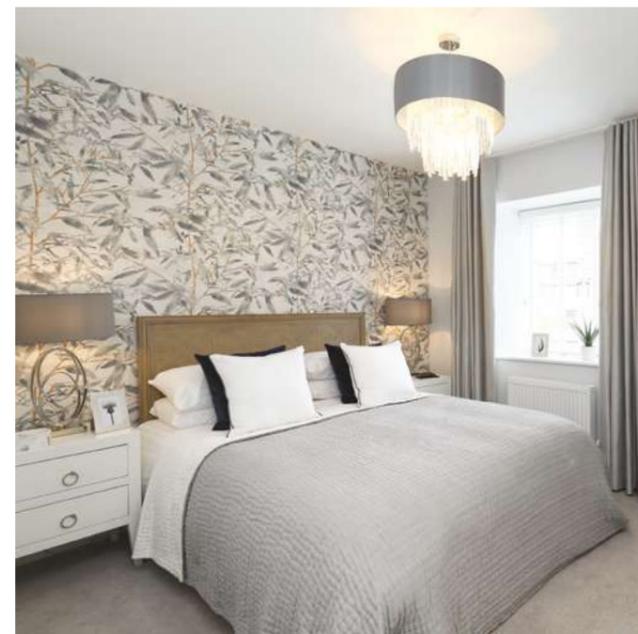
### Warranty and after care

- NHBC 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 prewired)
- Electric garage door
- Amtico to lounge
- Amtico to study
- CCTV security

Speak to a Sales Consultant for more details. Specification photography from previous Riverdale development and indicative only.



# 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.

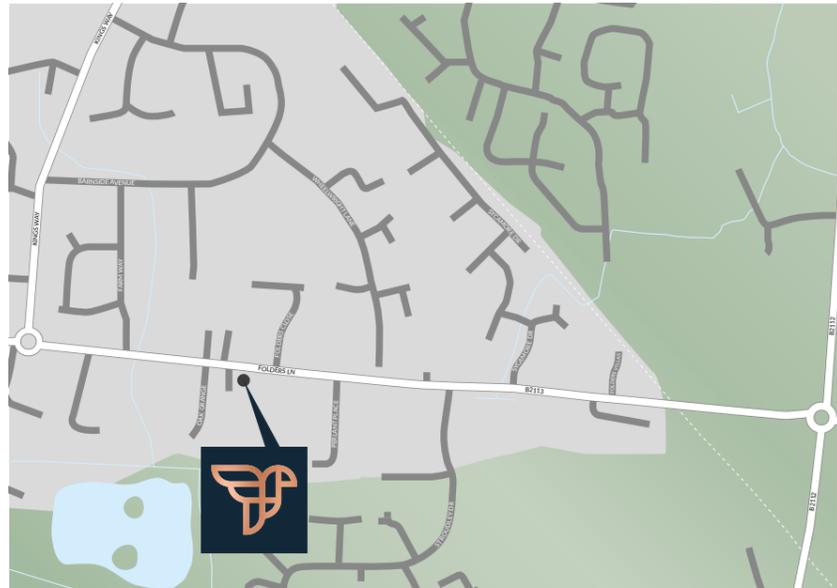
This commitment to quality can be seen in a long list of developments that have become home to satisfied customers from London to the South Coast and will continue to provide a safe, comfortable and welcoming place to live long into the future.

**Riverdale**  
DEVELOPMENTS LTD

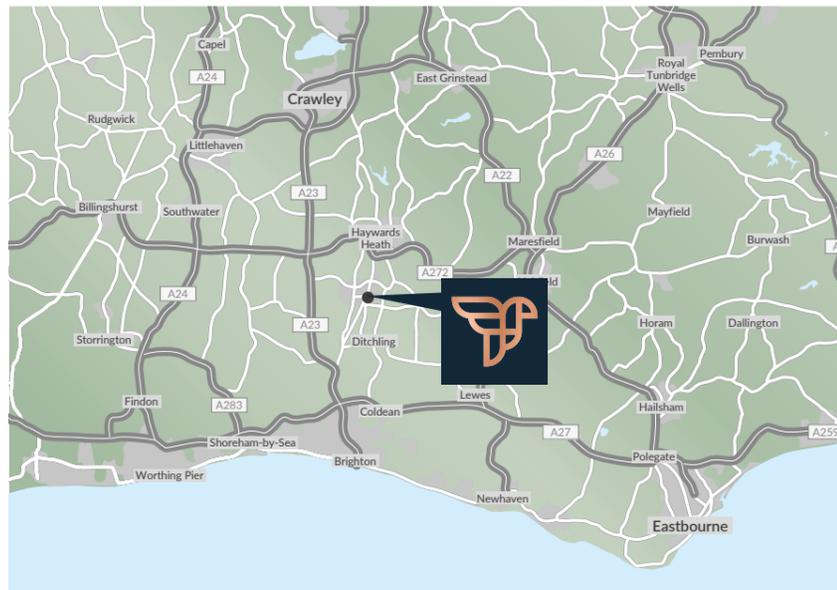
[riverdale-developments.co.uk](http://riverdale-developments.co.uk)

MARTLET VIEW

MARTLET VIEW | BURGESS HILL | RH15 ODX



LOCAL MAP



AREA MAP

**Riverdale**  
DEVELOPMENTS LTD

[riverdale-developments.co.uk](http://riverdale-developments.co.uk)

**NHBC**

CONSUMER  
CODE FOR  
HOME BUILDERS  
[www.consumercode.co.uk](http://www.consumercode.co.uk)

tsj  
APPROVED CODE  
TRADINGSTANDARDS.UK

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 thinkBDW 11/24 03630-06.

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