



**Martlet View Folders Lane, Burgess Hill RH15 0DX**



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

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

Tenure: Freehold EPC Rating: Exempt

**\*\*PLOT OF THE MONTH \*\* The Wren - Is a one of a kind 4 bedroom, brand new home. This luxurious house boasts modern design & premium finishes, offering an exceptional living experience.**



**view this property online** [fox-and-sons.co.uk/Property/BUH107485](http://fox-and-sons.co.uk/Property/BUH107485)

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:**  
BUH107485 - 0004

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**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 )

**Second Floor**  
**Bedroom One**  
17' 4" x 22' 2" ( 5.28m x 6.76m )



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