



Cold Waltham Lane
Burgess Hill RH15 0EH

for sale offers over
£385,000



Property Description

Situated in a sought-after residential location just off the popular Folders Lane development, this four-bedroom family home offers spacious and versatile accommodation throughout and presents an excellent opportunity for a buyer to modernise and create a home tailored to their own tastes and requirements.

The ground floor comprises an inviting entrance hall, cloakroom, and a generous lounge/diner, ideal for both everyday family living and entertaining. Upstairs, there are four bedrooms and a family bathroom.

While the property would benefit from some updating, it offers fantastic potential and provides the perfect canvas for someone looking to put their own personal touch on a home and add value over time.

Externally, the property benefits from driveway parking, a garage, and a low maintenance rear garden.

Conveniently located approximately one mile from Burgess Hill town centre, residents can enjoy easy access to a comprehensive range of shops, bars, restaurants, a cinema, and the mainline railway station, which offers regular services to London, Gatwick Airport, and the South Coast.

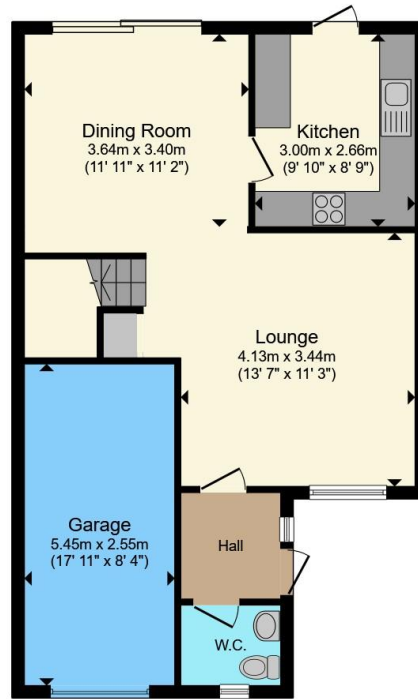
Agents Note

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.

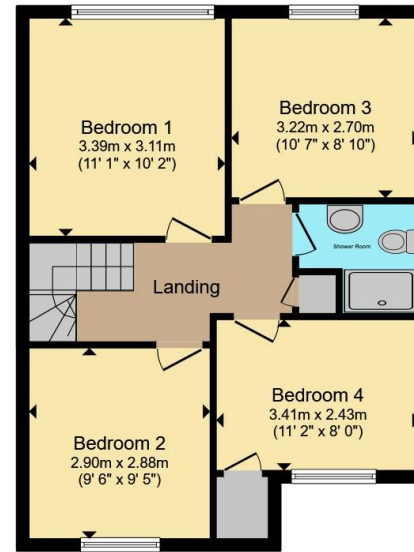








Ground Floor



First Floor

Total floor area 120.7 m² (1,299 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io

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21 Church Road
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EPC Rating: C Council Tax
Band: E

Tenure: Freehold

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