



Martlet View Folders Lane, Burgess Hill RH15 0DX



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

- Exclusive development of only 12 houses
- 3 minute drive to Burgess Hill train station
- Gatwick airport only 17 minutes via train
- Quality kitchens with a choice of doors and worktops Integrated Appliances
- Good Quality carpet to all other rooms. A choice of carpeting to lounge, dining room, study and bedrooms, as well as staircases and landings.

Tenure: Freehold EPC Rating: Exempt

£600,000

***NEW SHOW HOME OPEN* The Robin - 3 Bedroom semi-detached home spread over three floors. Featuring a spacious garage and a large, open-plan living and dining area**



view this property online fox-and-sons.co.uk/Property/BUH107488



Property Ref:

BUH107488 - 0004

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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Ground Floor
Kitchen/Breakfast Room
10' 7" x 17' 8" (3.23m x 5.38m)
Living/Dining Room
18' 10" x 14' 2" (5.74m x 4.32m)
First Floor
Bedroom One
11' 5" x 14' 11" (3.48m x 4.55m)
Bedroom Two
11' 5" x 14' 11" (3.48m x 4.55m)
Second Floor
Bedroom Three
15' 1" x 14' 9" (4.60m x 4.50m)



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