Folders Lane | **Burgess Hill, West Sussex, RH15 0DR**

MARCHANTS

Folders Lane

A charming four-bedroom detached house set within a generous south-facing rear garden, offering excellent potential for modernisation and improvement. Positioned on a substantial plot, the property enjoys abundant natural light throughout the day and provides a rare opportunity to create a spacious family home tailored to individual tastes and requirements.

£1,000,000

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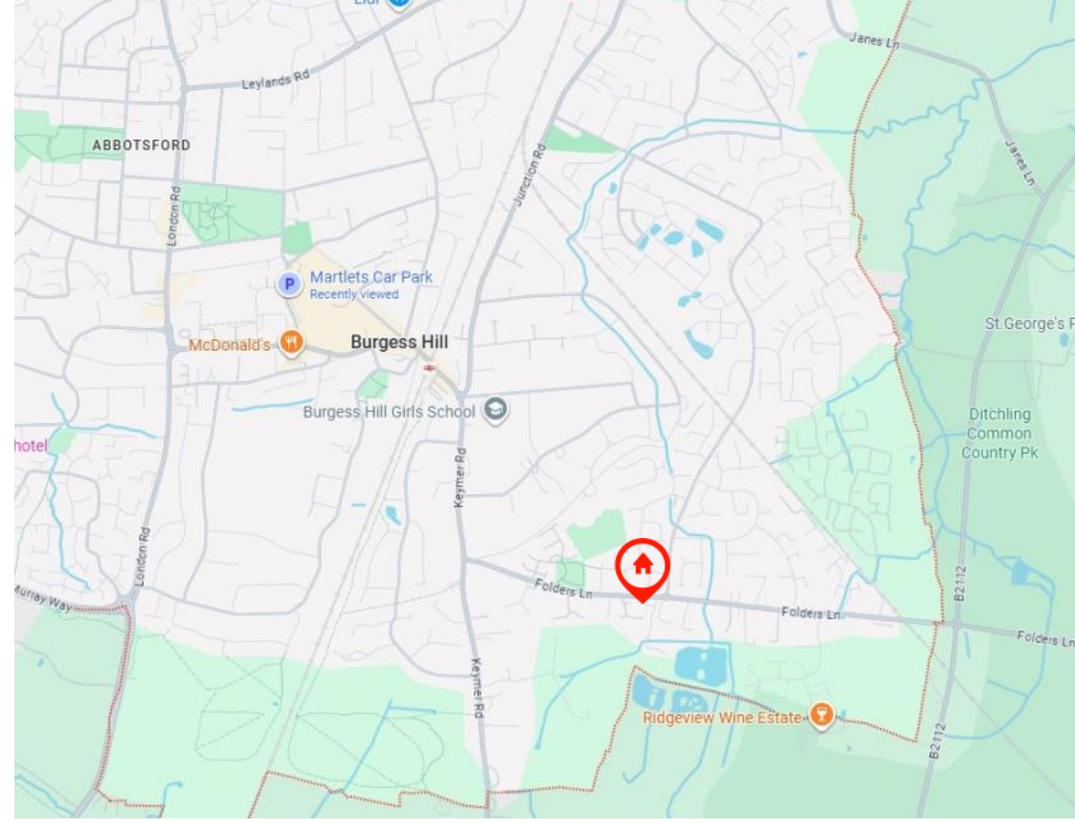
Features

- Detached House
- Four Bedrooms
- Two Bathrooms
- Three Living Rooms
- Double Carport
- Large Rear Garden
- Highly Sought After Location
- No Onward Chain

Aerial View of Folders Lane, Burgess Hill



Location

The highly sought after location of Folders Lane can be found on the south side of the town being very walkable to the mainline railway station and town centre just beyond.

Burgess Hill is a well–connected market town that benefits from two railway stations (London to Brighton and London to Eastbourne lines), pedestrian mall, major supermarkets including Waitrose, Tesco & Lidl, various pubs, restaurants and takeaways. The renowned Burgess Hill School for girls is within a short walk of the property as well as state schools for all age groups close by.

- Burgess Hill Station (0.7 miles)
- Burgess Hill (1.1 miles)
- Brighton (11.6 miles)
- Gatwick Airport (20.4 miles)

The accommodation comprises a welcoming entrance hall, three reception rooms, a kitchen/breakfast room, four bedrooms, shower room and family bathroom. While the house would benefit from updating and refurbishment, it retains a flexible layout with scope for extension or reconfiguration, subject to the necessary permissions.

Externally, the standout feature is the large south-facing garden, ideal for entertaining, gardening enthusiasts, or families seeking extensive outdoor space. Mature planting, established boundaries, and ample lawn area creates a private and attractive setting.

Overall, this is an exciting opportunity to acquire a detached residence in a desirable setting with significant scope to add value and create a long-term family home.

Accommodation

A sweeping driveway between trees opens onto a block paved driveway circling an island comprising a lawn and mature shrubs. The front door opens into;

ENTRANCE LOBBY With an illuminated under stairs storage cupboard, glazed door to;

HALLWAY A spacious area with a wood laminate floor, radiator, central heating thermostat and stairs rising to first floor.

INNER HALL With ceramic tiled floor and coat rack, door to study and door to;

CLOAKROOM Fitted with a white suite of wash basin and toilet, radiator, ceramic tiled floor.

LIVING ROOM A good sized room overlooking the rear garden which is accessed by a pair of double-glazed doors. York stone feature fireplace, radiator, TV point, glass display shelves in an arched recess and a set a folding doors opening into;

DINING ROOM A double aspect room overlooking the rear garden, radiator, illuminated serving hatch with a cupboard and drawers under.

STUDY A through room (formally a garage) with painted brick walls, radiator, two wall lights, door to rear garden.

KITCHEN/BREAKFAST ROOM Outlook over front garden and fitted with a good range of cabinetry. Radiator, TV point, generous worktop, wood panelled walls and ceiling.

An archway leads to **UTILITY AREA** A through room with stainless steel sink having a mixer tap and waste disposal unit, radiator, wood panelled walls and ceiling, door to;

SIDE LOBBY With a walk-in larder and **CLOAKROOM TWO** Having a wash basin and toilet.

There is an archway from the side lobby to a lean-to potting shed with power and light, doors to the front and rear gardens.

Accommodation

FIRST FLOOR

LANDING Window overlooking front garden, walk-in airing cupboard housing a 'Worcester' gas boiler, hot water cylinder and slatted shelving. Hatch to part boarded loft, accessed by a retractable timber ladder.

BEDROOM ONE A double aspect room enjoying a lovely view of the rear garden, double radiator, fitted range of wardrobes and shelved cupboard.

BEDROOM TWO A double aspect room with views as for bedrooms one and three. Radiator, fitted wardrobe, vanity unit with wash basin.

BEDROOM THREE Another double bedroom, radiator, double wardrobe.

BEDROOM FOUR A single bedroom with radiator and double wardrobe.

BATHROOM Ceramic tiled walls and a white suite comprising bath with shower over, wash basin and toilet. Heated towel rail and radiator, wood panelled ceiling.

SHOWER ROOM With a glazed shower enclosure with thermostatic apparatus. Wash basin and toilet, radiator.

Garden and Outbuildings

FRONT GARDEN The garden provides good privacy having many mature trees and shrubs on the boundary. There is a lawn to one side, and a circular block paved driveway and natural area to the other side.

DOUBLE WIDTH CAR PORT Sentry light and power point, door to the rear garden.

REAR GARDEN A real feature of the property is the large south facing garden being very secluded. The garden measures approximately 150’ (45.72m) long by 90’ (27.43m) wide and was formerly a lawned tennis court. Adjacent to the property there are two paved patios and a timber deck. Pergola festooned with a wisteria. Water tap and power point. Beyond the patios there is a spacious lawn with many mature shrubs and trees on all three boundaries including a weeping Willow tree.

Aluminium greenhouse.

Three timber sheds.

Additional Information

Planning consent **(reference DM/21/0454)** was granted on the 12th of February 2021 for a four-bedroom dwelling with double garage in the rear garden. **This has now lapsed**.
We understand that the north and eastern end of the house was underpinned after the summer of 1976.
A structural Engineer has reported that the study (formerly a garage) is suffering from recent movement and therefore needs underpinning or rebuilding.

Council Tax Band: G

Floorplan

PLEASE NOTE These particulars have been prepared in good faith, however purchasers must satisfy themselves as to their accuracy as they do not and should not form part of a contract of sale. Where appliances, fittings and services are included, prospective purchasers should arrange their own tests as to condition before exchange of contracts. Where alterations/extensions have been carried out to the property, purchasers must satisfy themselves that the relevant consents have been granted. Title where quoted is believed to be correct but subject to confirmation through solicitors. Telephone points are subject to the conditions of the supplier. *Internal photographs must not be taken without the permission of the vendors or their agent. Additionally, prospective purchasers will be requested to provide information allowing us to independently verify both their ability to proceed directly to contract and to fund the full value of any offer that has been agreed with the Vendor.*

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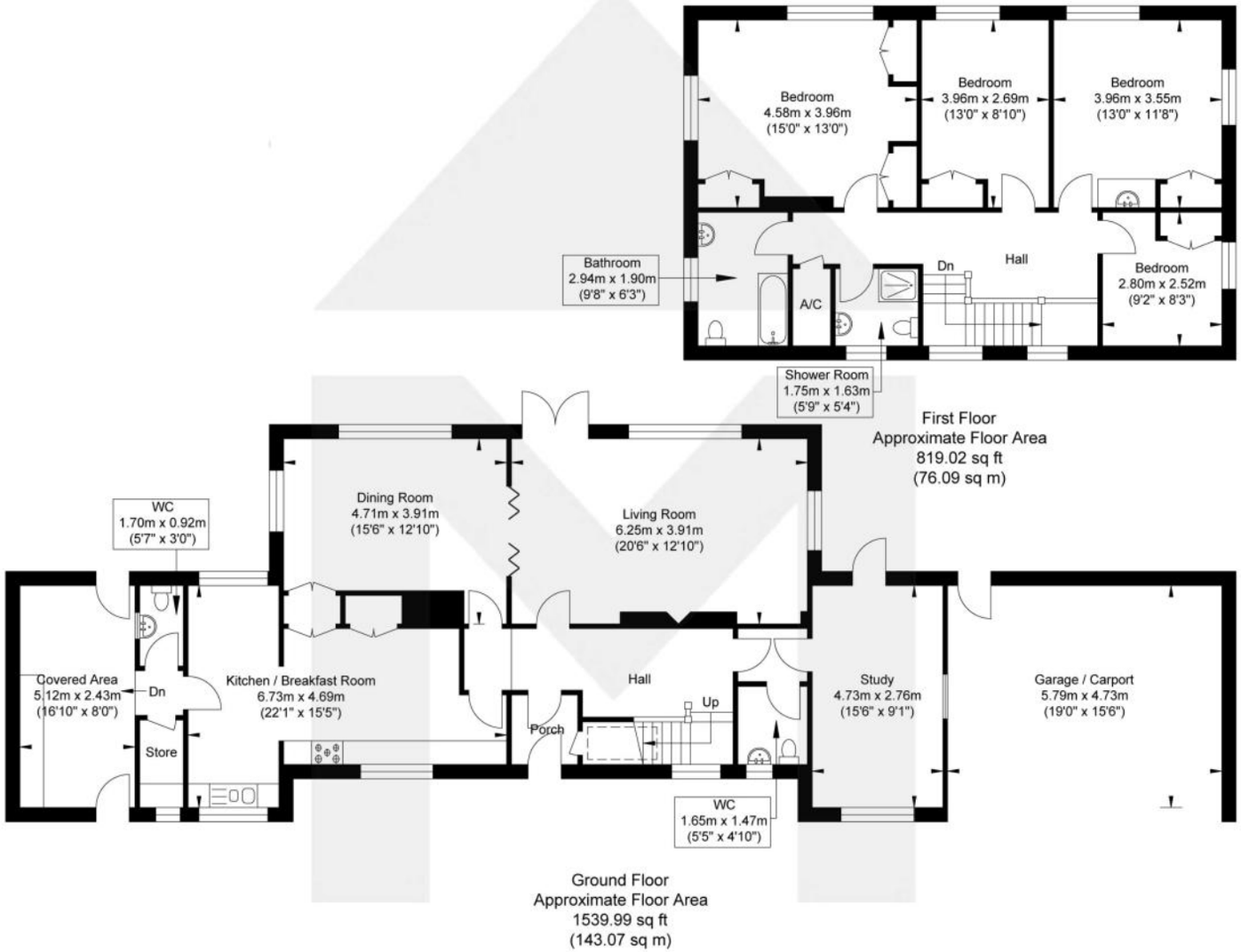

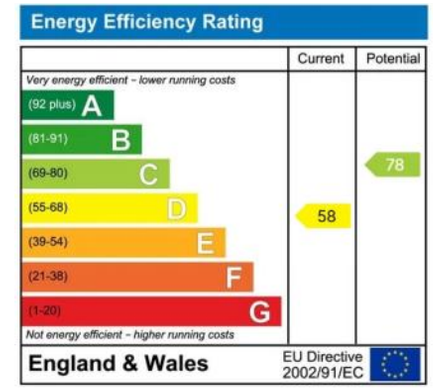

Approximate Gross Internal Area (Including Garage / Carport) = 219.16 sq m / 2359.01 sq ft
Illustration for identification purposed only, measurements are approximate, not to scale.

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