



**Folders Close**

**Burgess Hill, West Sussex, RH15 0TA**

**MARCHANTS**

# Folders Close

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A beautiful extended detached bungalow offering luxurious, contemporary living, surrounded by attractive gardens on two sides. Immaculately presented throughout, the property features a stunning open plan living and dining area, modern kitchen/ breakfast room and high-quality cabin, perfect for a home office or creative space.

**OIRO £700,000**

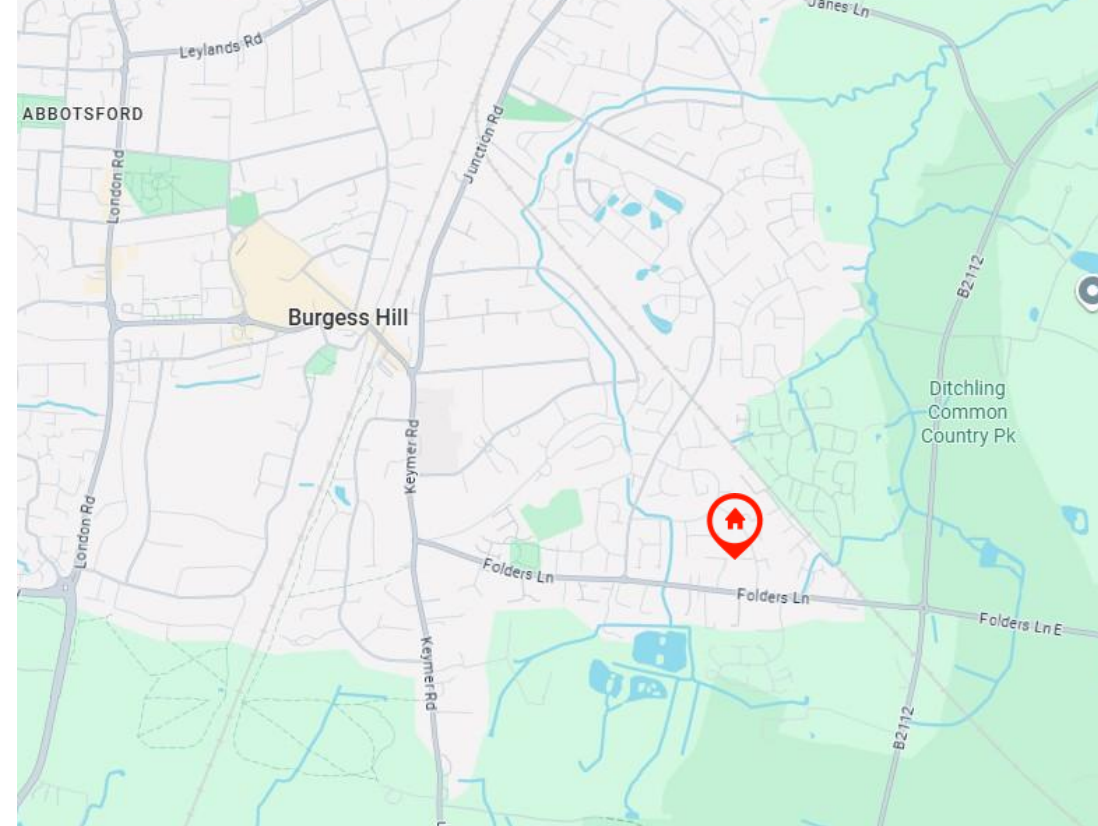
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## Features

- Detached Bungalow
- Three Bedrooms
- Two Bathrooms
- Luxury Kitchen/Breakfast Room
- Utility Room
- Large Landscaped Gardens
- Driveway for Several Vehicles
- Cul-de-sac Location



Stunning views from the Burgess Hill bridleway.

## Location

Folders Close is a pleasant cul-de-sac branching off Folders Lane which is on the east side of the town, and 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 (1.1 miles)
- Burgess Hill Town Centre (1.3 miles)
- Brighton (10.6 miles)
- Gatwick Airport (17.7 miles)

# Accommodation

PVCu front door to;

**HALLWAY** A spacious L-shaped area with LVT flooring, radiator in a decorative cabinet, central heating thermostat, built-in coat cupboard, built-in shelved cupboard, ceiling downlights.

**LIVING/DINING ROOM** A good size triple aspect room with double glazed patio doors opening onto the rear garden. LVT flooring, wood burning stove having an oak mantle and tiled hearth, three radiators, fitted Venetian blinds, ceiling downlights, fitted low-level storage unit with a display top, fitted storage cupboard with a display top.

**KITCHEN/BREAKFAST ROOM** Enjoying a pleasant view along the cul-de-sac. Refitted in 2020 with luxury gloss white cabinetry comprising an excellent range of base cupboards, wall cupboards, drawer units and pan drawers. There are generous worktops with low-level spotlighting, 'Frankie' composite sink. 'Neff' integrated appliances include electric oven and combination oven, fridge/freezer and dishwasher. Point for wall mounted TV, LVT flooring, ceiling downlights, mood lighting under the wall cupboards, Venetian' blinds, fitted oak breakfast bar which seats five diners, electric consumer unit, radiator.

**UTILITY ROOM** Full length worktop with space for appliances under. LVT flooring, wall mounted cupboards, 'Glow-Worm gas boiler, double glazed door to side entrance. Hatch to insulated loft with electric light and approached by an aluminium loft ladder.





**BEDROOM ONE** Overlooking the side garden. Radiator, built-in wardrobes, door to;

**EN SUITE SHOWER ROOM** Refitted in 2019 with a fully tiled shower enclosure having a thermostatic flexible and overhead rain shower. Vanity wash basin, close coupled toilet. Ladder style towel warmer, LVT flooring.

**BEDROOM TWO** A double bedroom with a view of the rear garden and along the cul-de-sac. Radiator, Venetian blinds.

**BEDROOM THREE** Overlooking the side garden. Radiator, Venetian blind.

**BATHROOM** Refitted in 2019 with a white suite comprising bath with mixer tap/hair rinse shower plus an independent thermostatic flexible and overhead rain shower. Pivoting shower screen. Wash basin and set in a display top and with an electric shaver point over. Close coupled toilet, ladder style towel warmer. Automatic extractor, LVT flooring, built-in airing cupboard housing an insulated hot water cylinder and slatted shelving.



# Garden and Patio Area

**FRONT GARDEN** Laid to block paving to provide off street parking for several vehicles. There is a fitted water tap, power point and outside lights. A gate opens onto a side path with a light over and leading to;

**SIDE GARDEN** A spacious garden on three levels comprising a large, paved patio with lights over. Timber shed. Beyond the patio there is a narrow lawn and a further paved deck area accessed by wide steps and leading to;


**CABIN/OFFICE** Installed in 2022 having power and light, LVT floor.

**REAR GARDEN** Enclosed by six-foot panel fencing. Adjacent to the property there is a large, paved patio, neat lawn and shrub border edged by railway sleepers. At the far end of the garden there is a soft play area with bark chippings.

## Additional Information

The Garden and driveway were landscaped in 2020, and full redecoration was carried out in 2026.

**Council Tax Band: E**

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	72	78
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

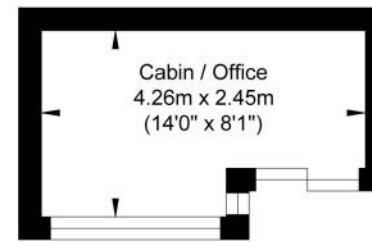
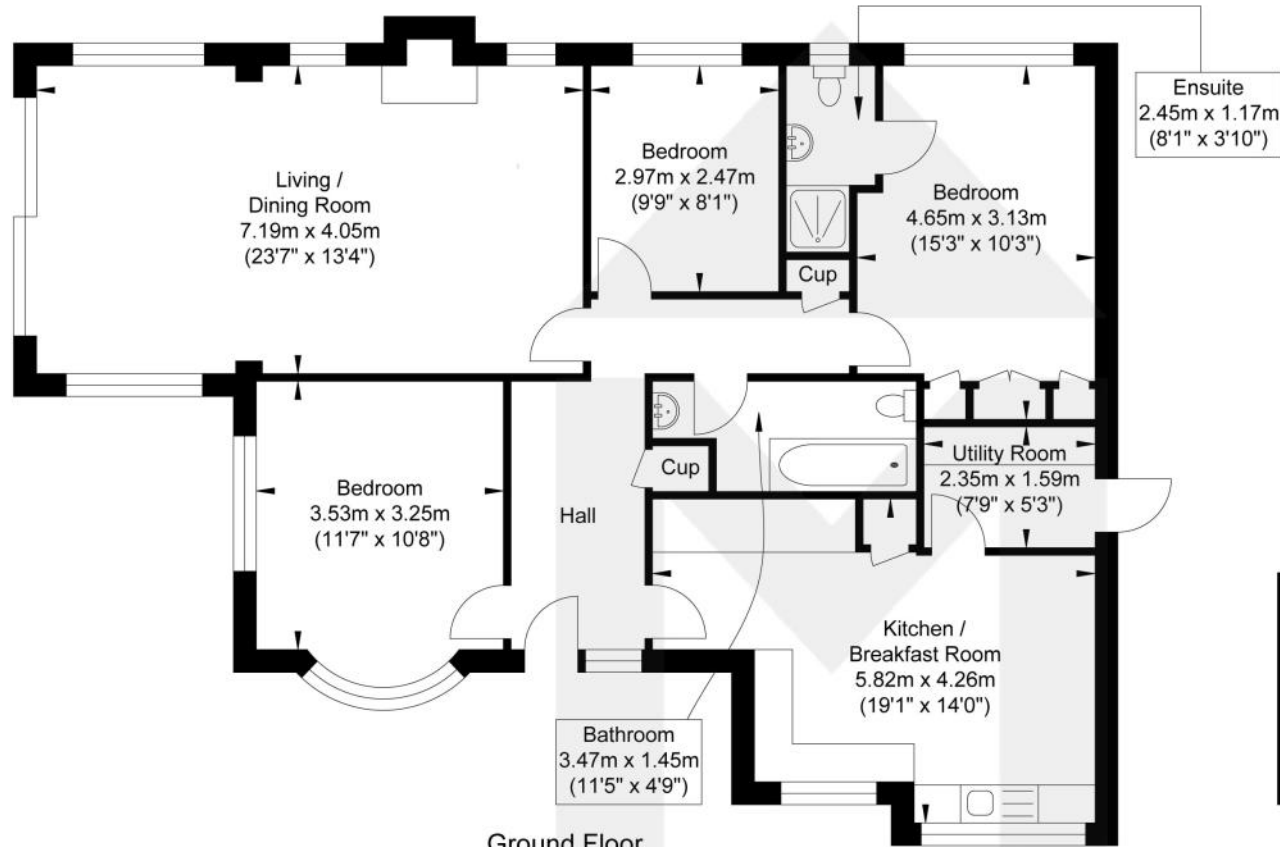




# Floorplan

## Folders Close

**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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Ground Floor  
 Approximate Floor Area  
 1154.21 sq ft  
 (107.23 sq m)

Outbuilding  
 Approximate Floor Area  
 99.78 sq ft  
 (9.27 sq m)



Approximate Gross Internal Area (Excluding Outbuilding) = 107.23 sq m / 1154.21 sq ft  
 Illustration for identification purposes only, measurements are approximate, not to scale.

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