



HAMLYN SMITH

GUIDE PRIDE £500,000 - £525,000

THE RIDINGS, BURGESS HILL

3 BEDROOMS

1 RECEPTION ROOM

1 BATHROOM

GUIDE PRICE £500,000 - £525,000

Set in the highly sought-after Folders Lane development, this three-bedroom home offers a perfect mix of space, light, and modern living. With a generous open-plan living and dining area, a stylish kitchen with quality appliances, and a south-facing rear garden — the largest on the street — it's ideal for families. Driveway parking, an integral garage, and proximity to schools, shops, and Burgess Hill station make this a brilliant, convenient home in a friendly neighbourhood.

- Large 3-Bedroom Link-Detached House
- Spacious Lounge-Diner with doors to garden
- Separate Kitchen with AEG Appliances
- South-Facing & Landscaped Rear Garden
- Integral Garage with scope for extension (STPP)
- 3 Spacious Bedrooms Upstairs
- Driveway Parking & On-Road Parking Nearby
- Downstairs WC
- Council Tax Band E

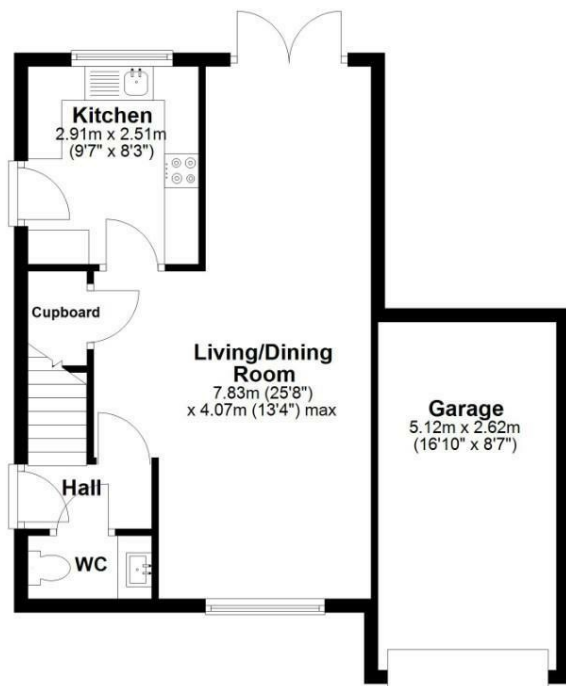




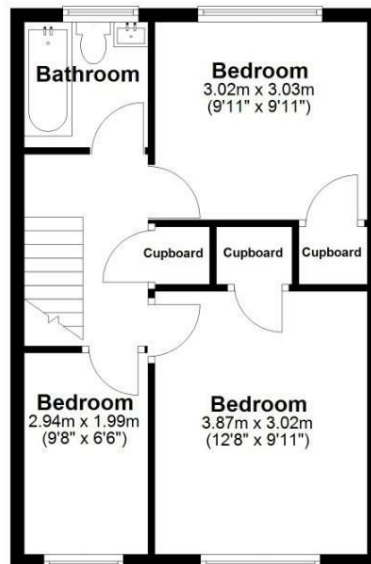


**hamlyn
smith.**
The Ridings, Burgess Hill

Ground Floor



First Floor



Total area: approx. 79.3 sq. metres (853.2 sq. feet)

The garage is not included in the square meterage. Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Plan produced using PlanUp.

HAMLYN SMITH

Nestled in the highly-regardeed Folders Lane development on the east side of Burgess Hill, this home offers the perfect blend of convenience and community. Established in the 1970s, the area has a friendly, residential feel, yet the town centre is just a short distance away, with a wide selection of shops, cafés, and bars.

Burgess Hill's mainline station is only half a mile from the house, providing regular services to London, Brighton, and the South Coast. For everyday essentials, a local Co-op is within easy walking distance, while larger supermarkets like Waitrose and Tesco, plus the leisure facilities at The Triangle, are just a short drive. Families will love the location, with Birchwood Grove Community Primary School just minutes on foot. London Mead and Oak Tree Primary are within a mile, and The Burgess Hill Academy is also nearby. Independent schools such as Burgess Hill Girls and St Paul's Catholic College are easily accessible. For outdoor enthusiasts, green spaces are close at hand, including Ditchling Common Country Park, Ote Hall Estate, and Bedelands Farm Nature Reserve — perfect for walks, cycling, or family days out.

The property itself offers driveway parking, with on-road parking available directly outside the house, and access to the integral garage, alongside a well-maintained front garden and a side pathway leading to the front door. Inside, the heart of the home is a spacious open-plan living and dining room — ideal for family life and entertaining. Double doors open directly onto the garden, flooding the space with natural light and making summer evenings effortlessly enjoyable. The kitchen, located at the rear of the house, is a real highlight, with oak worktops, plenty of storage, and quality appliances including an AEG induction hob and oven, dishwasher, 1.5 undermount sink with drainer, and space for a fridge freezer. Additional features include a downstairs WC, built-in storage, and an integral garage, offering great storage and potential for future adaptation (subject to the usual permissions).

Upstairs, there are three generously sized bedrooms, including a main bedroom, plus two further rooms ideal for children, guests, or a home office. The family bathroom is smartly positioned off the landing, along with extra built-in cupboards for everyday practicality.

Outside, the home really comes into its own. The rear garden is the largest on the street and enjoys a sunny south-facing aspect, with thoughtful landscaping for both practicality and enjoyment. There's a flagstone patio for outdoor dining, a dedicated vegetable patch, and a sectioned-off area at the end of the garden finished with loose bark chippings — perfect for a trampoline or a tucked-away seating area. Additionally, there is a second seating area with flagstone paving at the end of the garden, perfect for catching the last of the sunshine in the evenings. A large timber outhouse provides ample space for bikes, tools, and other essentials. This is a fantastic family home in a prime location, offering space, light, and a layout that works beautifully for modern living.

MID SUSSEX

9 Keymer Road | Hassocks | BN6 8AD
+44 (0) 1273 762211 | midsussex@hamlynsmith.co.uk

HOVE

50 Goldstone Villas | Hove | BN3 3RS
+44 (0) 1273 762222 | hello@hamlynsmith.co.uk

