



For Sale

Offers In Region Of £475,000 Freehold

Folders Close, Burgess Hill

3 Bedroom Bungalow

Martin & Co Burgess Hill
3-4 Keymer Road, Burgess Hill, West Sussex, RH15 0AD
01444 242059
haywardsheath@martinco.com



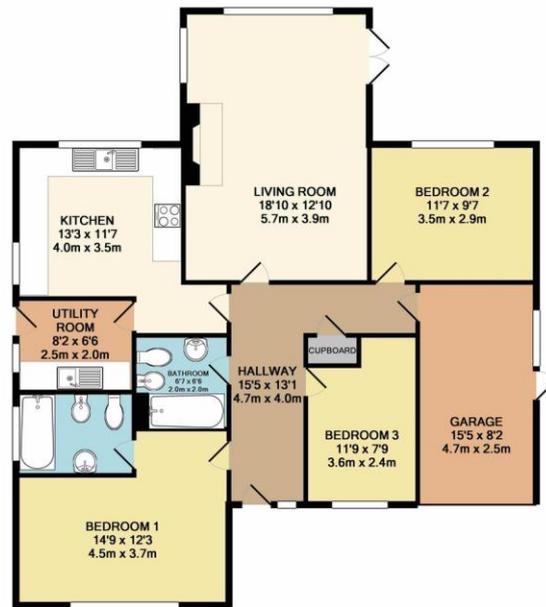
MARTIN&CO
Letting • Sales • Investment

Accuracy: Whilst we endeavour to make our sales details accurate and reliable, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information. Do so, particularly if contemplating travelling some distance to view the property. **Sonic / Laser Tape:** All measurements have been taken using a sonic / laser tape measure and therefore, may be subject to a small margin of error. **Services Not tested:** The mention of any appliances and/or services within these Sales Particulars does not imply they are in full and efficient working order. **All Measurements:** All Measurements are Approximate. **Mortgage & Financial Advice:** The Martin & Co mortgage service is provided by London & Country Mortgages the UK's largest Independent Fee-Free mortgage broker of Beazer House, Lower Bristol Road, Bath, BA2 3BA. Authorised and regulated by the Financial Conduct Authority. Their FCA number is 143002. **YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOANS SECURED ON IT.** Full written quotation available on request. A suitable life policy may be required. Loans subject to status. Minimum age 18.

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Martin & Co Are Delighted To Offer This Well Presented Three Bedroom Two Bathroom Detached Bungalow With Garage Situated In A Cul-De-Sac In The Much Sought After Area Of Folders Lane In Burgess Hill. Within Easy Reach Of Burgess Hill Town Centre And Mainline Train Station.

- Sought After Location
- Detached Bungalow
- EPC-D
- No Onward Chain.
- Gas Fired Central Heating
- 3 Double Bedrooms
- Gardens and Patio
- EPC Rating: 61



TOTAL APPROX. FLOOR AREA 1119 SQ.FT. (104.0 SQ.M.)

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.

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Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
A	A	A	A
B	B	B	B
C	C	C	C
D	D	D	D
E	E	E	E
F	F	F	F
G	G	G	G
61	62	61	62

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Situated in a quiet and peaceful close in the ever popular Folders Lane area, this 3 bedroom detached bungalow occupies a good sized plot and is offered with no onward chain.

The property is situated on the south eastern side of town within an easy walk of the town centre and mainline railway station, Burgess Hill Girls School and Birchwood Grove Primary School.

On entering the property, the entrance hall gives an immediate feeling of space. The large fitted kitchen/diner has plenty of room for a table and chairs. A separate utility room is just off the kitchen. The particularly spacious living room benefits from a triple aspect with double doors leading to the patio and garden. The family bathroom comprises of bath with shower over the bath and bidet. The master bedroom comes with an en suite which also has a bath with shower over. There are two further bedrooms, one of which could be used as a separate dining room if so desired. There is an integral garage with power and ample parking on the driveway. Outside there are good sized gardens both front and back. The property also benefits from UPVC double glazed windows and gas fired central heating.

The property would benefit with some updating to the kitchen and bathrooms, but is offered in good order. Early viewing is advised to avoid disappointment.

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