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76 Folders Lane, Burgess Hill, West Sussex RH15 0DX

£700,000 Freehold



76 Folders Lane

A 4 bedroom detached house built in the 1930's and extended to 2185 sq.ft accommodation (including the garage), standing on an impressive 0.2 acre south facing plot, with space to add a substantial extension S.T.P.P and REQUIRING COMPLETE MODERNISATION.

Situated on the highly sought after Folders Lane on the south eastern side of Burgess Hill. The town centre and mainline station to the west are within a comfortable 20 minute walk and to the east the 188 acres of Ditchling Common Country Park are also within easy walking distance. Burgess Hill Girls School and Birchwood Grove Primary School are also both close to hand.

- Enclosed Porch & Entrance Hall
- Kitchen
- Cloakroom/WC & Utility Room
- Living Room
- Dining Room & Sitting Room
- Master Bedroom & Ensuite
- 3 Further Double Bedrooms & Bathroom
- South Facing Rear Garden
- Private Driveway & Garage
- Council Tax Band G & EPC Rating D



76 Folders Lane

The accommodation includes an enclosed porch opening to a generous hallway with stairs to the first floor. The living room is dual aspect with an open stone fireplace and door to the garden. The dining room also faces the front with direct access to a sitting room.

The kitchen has been replastered but is presented as an empty shell. From the kitchen there is access to an inner lobby with a door to the front, a door to the garage and a door to the garden. There is a cloakroom/wc and a utility room with sink unit and plumbing for a washing machine.

On the first floor there is a hatch to the loft space with space to create further accommodation S.T.P.P. The generous dual aspect master bedroom has an ensuite shower room, there are 3 further double bedrooms and a family bathroom.

Outside the house is set well back from the road with a pebblestone driveway providing ample parking leading to a good size garage. Side access to the 87' x 58' south facing rear garden.

Gas fired central heating (the combination boiler is in the kitchen), all mains services.

N.B Please note our vendors have shortened the length of the garden to it's current measurement, due to the possibility of future development.



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Approximate Gross Internal Area = 2185 sq ft / 203 sq m / (Including Garage)

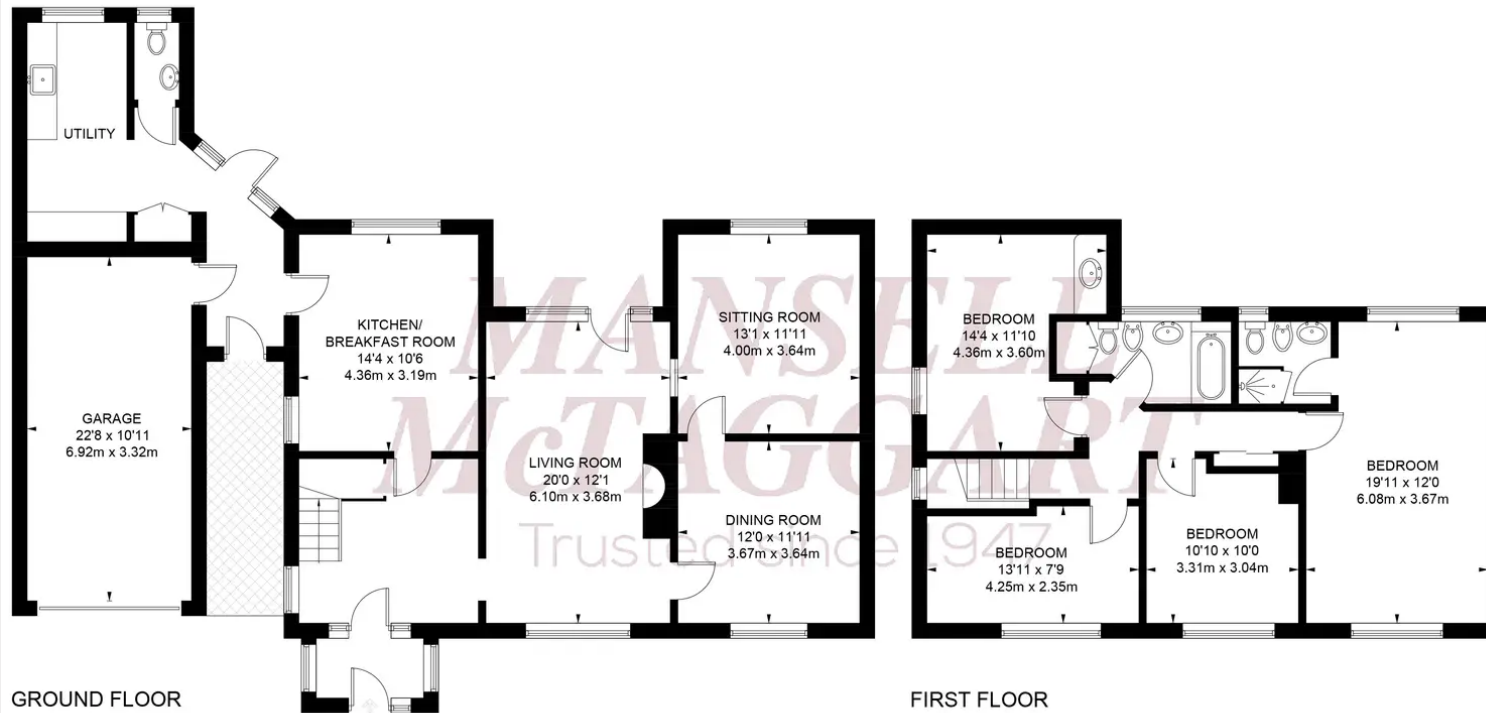


Illustration for identification purposes only, measurements are approximate, not to scale. (ID879542)

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