



*Summerfold
Place*

BURGESS HILL

mjh
MICHAEL HARTNETT
EXECUTIVE HOMES



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WELCOME TO SUMMERFOLD PLACE...



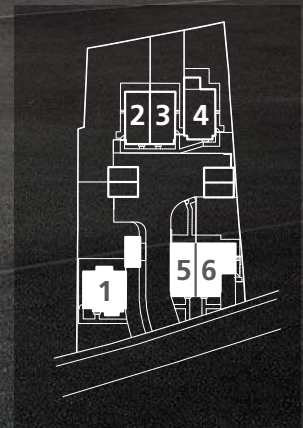
Award-winning house builder, MJH Executive Homes, is proud to present Summerfold Place, a brand new development of just six detached and semi-detached houses in a private cul-de-sac just off Leylands Road, Burgess Hill.

Enjoying a landscaped setting, the three and four-bedroom homes have been carefully designed, traditionally constructed and finished to exceptional standards. The luxurious interiors are stylish and practical, featuring the high quality fixtures and fittings that have earned MJH Executive Homes an enviable reputation.

With easy access to the Burgess Hill town centre and Wivelsfield station, Summerfold Place is perfectly placed for anyone looking for excellent commuting links – and an aspirational new lifestyle.



There isn't a standard MJH house type. Constantly responding to customer feedback, MJH designs homes to suit both the location and the lifestyles of those who will live there. At Summerfold Place, this means light and space, glazed French doors, which open onto the garden, garaging, parking - and much more.



DESIGNED WITH MODERN LIFESTYLES IN MIND

modern

HOUSES 1, 5 & 6 AT SUMMERFOLD PLACE

Detail makes the difference – and MJH Executive Homes is well-known for its careful attention to every detail. Externally, doors, windows, street lighting and even house number plates have been carefully selected. Internally, from the flooring to the woodwork and wall finishes, nothing has been overlooked. Landscaping is an integral part of each development, carefully planned and lovingly planted.



CAREFUL ATTENTION
TO DETAIL

HOUSES 2, 3 & 4 AT SUMMERFOLD PLACE

St John the Evangelist's Church in the centre of town



Church Walk pedestrianised shopping area.

With an excellent collection of High Street stores and independent retailers, two shopping centres, good educational and leisure facilities, easy access to the coast and the South Downs National Park, it's not surprising that Burgess Hill is a 'family favourite.'

BURGESS HILL - WHERE TOWN MEETS COUNTRY



The Martlets Shopping Centre comprises more than 30 shops and there's a twice-weekly open market in the pedestrianised area whilst The Market Place is home to Waitrose and an indoor market. With more than £65 million investment planned, Burgess Hill is set to benefit from a new library, shops, family restaurants and a Cineworld Cinema.

Locally, there are cafés and restaurants to suit all palates including the 17th century Woolpack, once a West End farmhouse and now a gastropub serving freshly-prepared local food.

The spectacular countryside is best viewed from Ditchling Beacon, five miles from Burgess Hill and the second highest point in the South Downs National Park. Ditchling Common Country Park has a nature trail and, in Spring, the carpet of bluebells and wood anemones is spectacular. Bedelands Farm Nature Reserve is part of the Green Circle, a connecting ring of meadows and woodland, which allow wildlife to flourish and local people to enjoy nature.

For days out, there is plenty to do within 12 miles of Burgess Hill including Borde Hill Gardens, Wakehurst Place, Lewes Castle and, of course, vibrant, colourful Brighton.



Wildlife in Ditchling Common



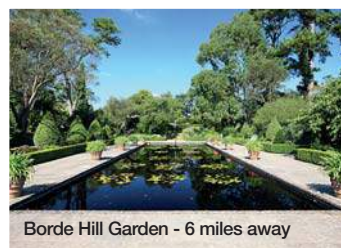
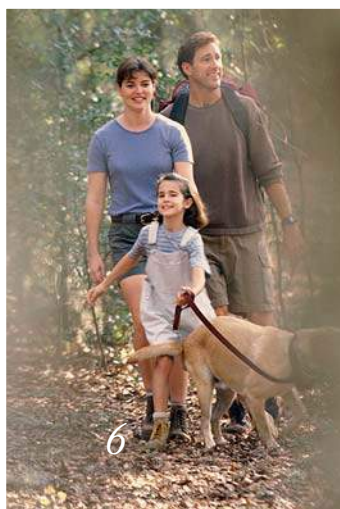
Ditchling Beacon - second highest point on the South Downs National Park



The Martlets Shopping Centre



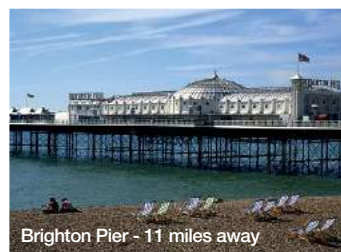
The Woolpack 17th Century Gastro Pub



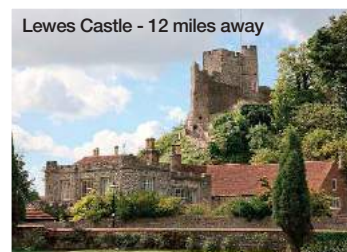
Borde Hill Garden - 6 miles away



Bedelands Nature Reserve



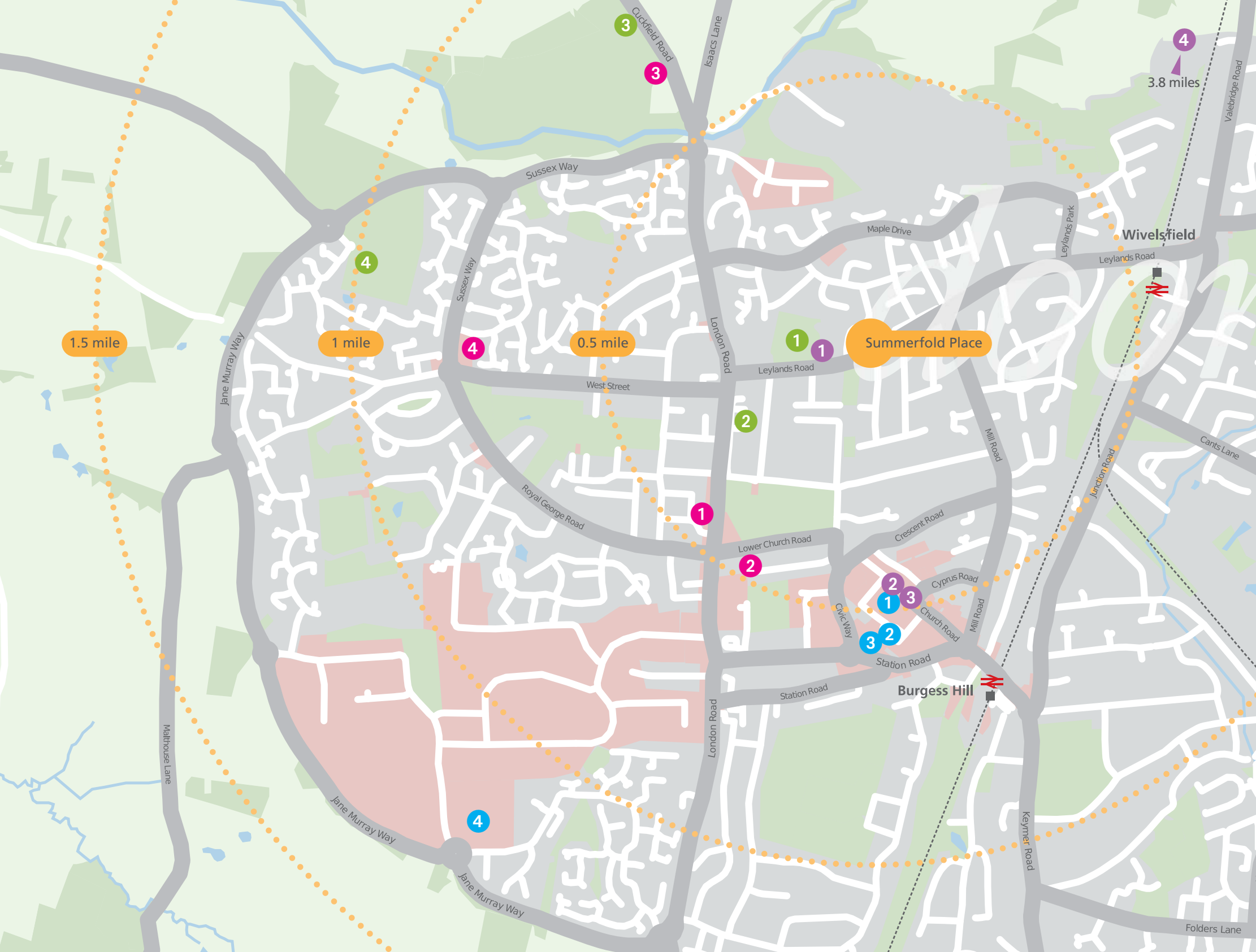
Brighton Pier - 11 miles away



Lewes Castle - 12 miles away



National Trust's Wakehurst Place - 9.5 miles away



step

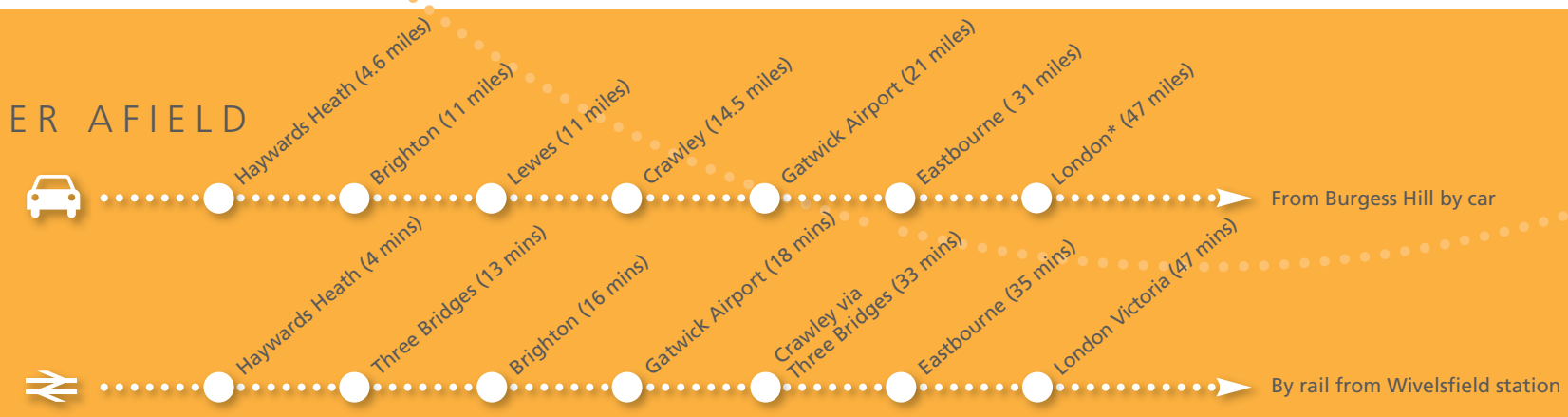
ALMOST ON THE DOORSTEP



Whether you want to shop locally, eat out, work out or stay healthy, living in Burgess Hill means you won't have far to go because at Summerfold Place, everything is almost 'on the doorstep.'

- Restaurants**
 - 1 Buon Appetito
 - 2 India Garden
 - 3 The Oak Barn
 - 4 The Woolpack
- Sport & Leisure**
 - 1 St Andrews Cricket Club
 - 2 Burgess Hill Tennis Club
 - 3 Burgess Hill Golf Centre
 - 4 The Triangle Leisure Centre
- Shops**
 - 1 Martletts Shopping Centre
 - 2 The Market Place
 - 3 Waitrose
 - 4 Tesco
- Health**
 - 1 Park View Health Partnership
 - 2 Gardiner Opticians
 - 3 Church Road Dental Care
 - 4 Princess Royal Hospital

FURTHER AFIELD



* Piccadilly Circus

Source - Google Maps. Times and distances are approximate and for guidance only.

above

VIEW FROM ABOVE

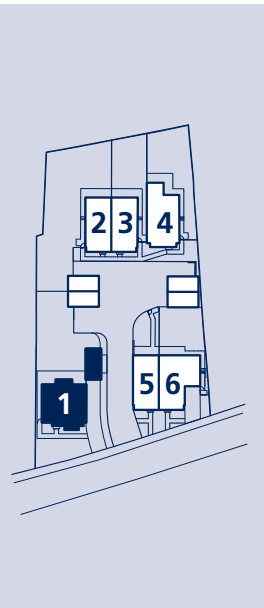


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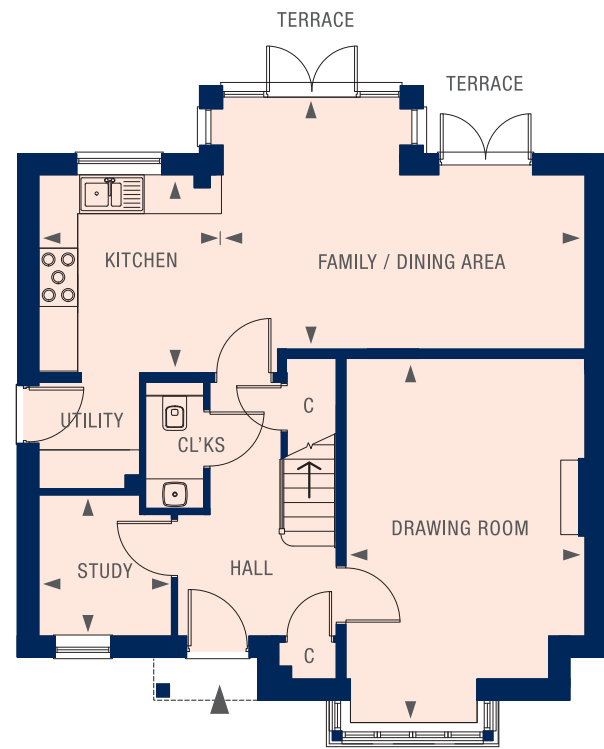
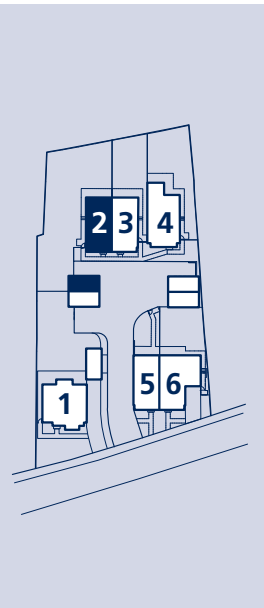
- 1 4 bedroom detached house
- 2 3 bedroom semi-detached house
- 3 3 bedroom semi-detached house
- 4 4 bedroom detached house
- 5 3 bedroom semi-detached house
- 6 3 bedroom semi-detached house

The six detached and semi-detached houses at Summerfold Place are set in a private cul-de-sac. Each has a terrace and garden along with a garage and parking space. Numbers 1 and 6 each have their garage adjacent to the house whilst the garages for the remaining homes are within the cul-de-sac. Numbers 1 and 4 have additional space for parking.

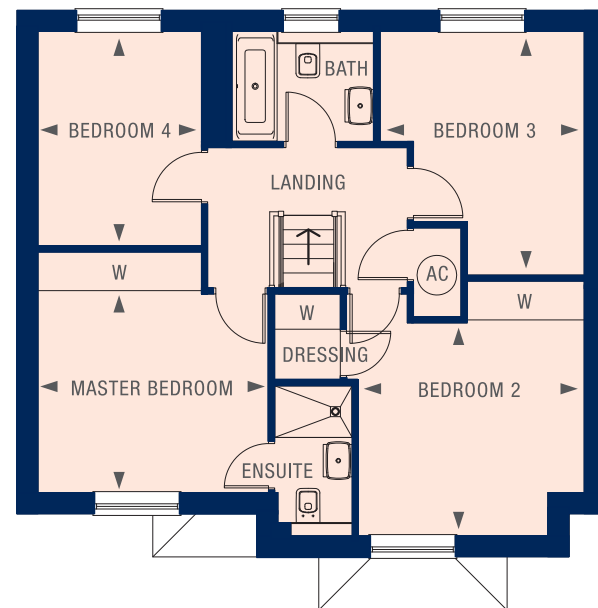
No. One - 4 bedroom house with garage



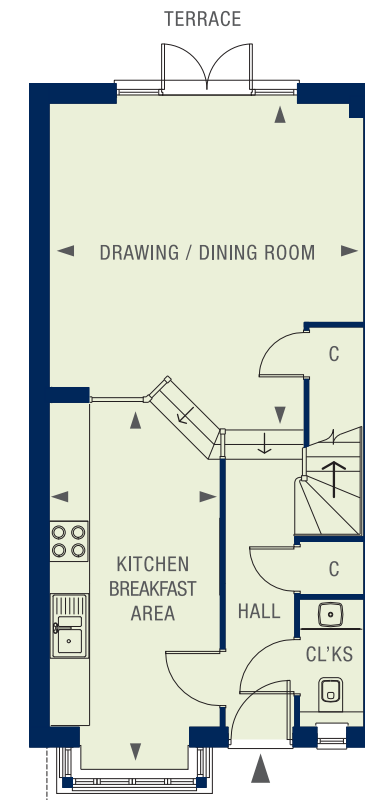
No. Two - 3 bedroom house with garage



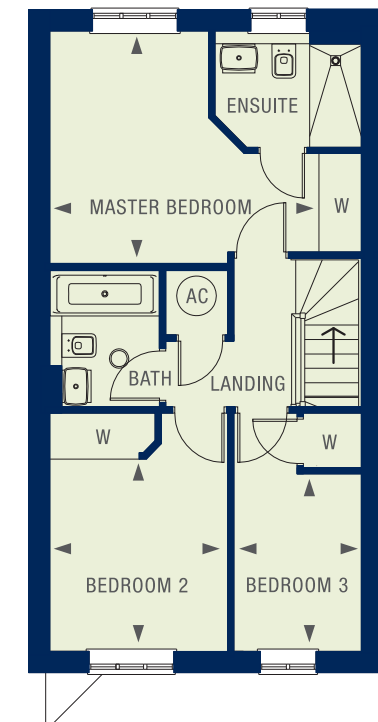
GROUND FLOOR



FIRST FLOOR



GROUND FLOOR

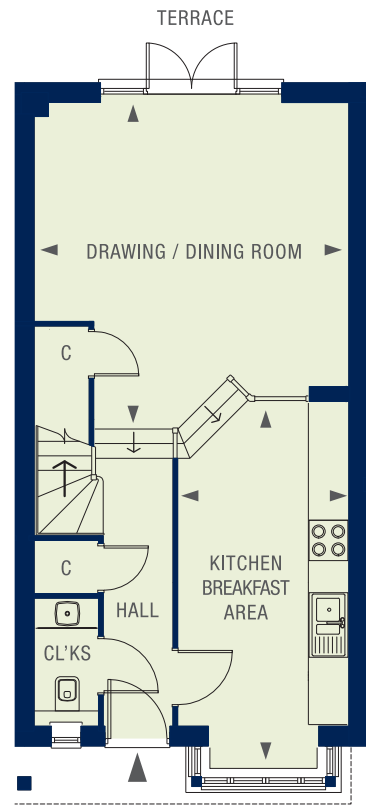
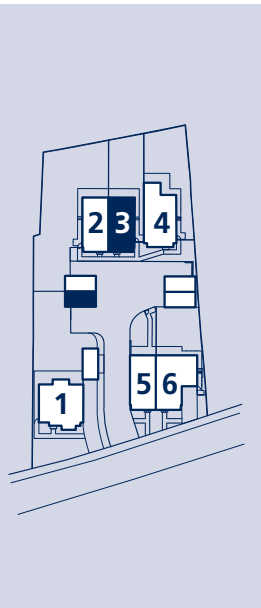


FIRST FLOOR

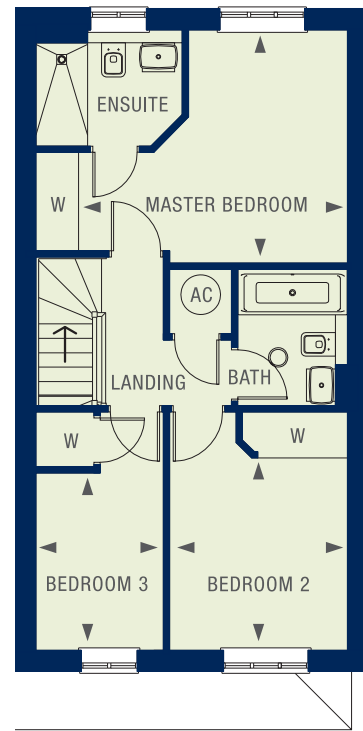
Dimensions	Metric	Imperial
Kitchen	3.1m x 2.8m	10'0" x 9'3"
Family/Dining Area	5.6m x 3.9m	18'6" x 12'9"
Drawing Room	5.7m x 3.7m	18'7" x 12'2"
Study	2.2m x 2.1m	7'2" x 6'9"
Master Bedroom	3.6m x 3.2m	11'8" x 10'4"
Bedroom 2	3.5m x 3.3m	11'6" x 10'11"
Bedroom 3	3.8m x 3.2m	12'4" x 10'4"
Bedroom 4	3.3m x 2.8m	10'10" x 9'6"

Dimensions	Metric	Imperial
Kitchen/Breakfast Area	5.8m x 2.6m	18'11" x 8'7"
Drawing/Dining Room	5.0m x 4.8m	16'6" x 15'10"
Master Bedroom	4.2m x 3.6m	13'8" x 11'10"
Bedroom 2	3.0m x 2.8m	9'9" x 9'0"
Bedroom 3	3.7m x 2.0m	12'1" x 6'6"

No. Three - 3 bedroom house with garage



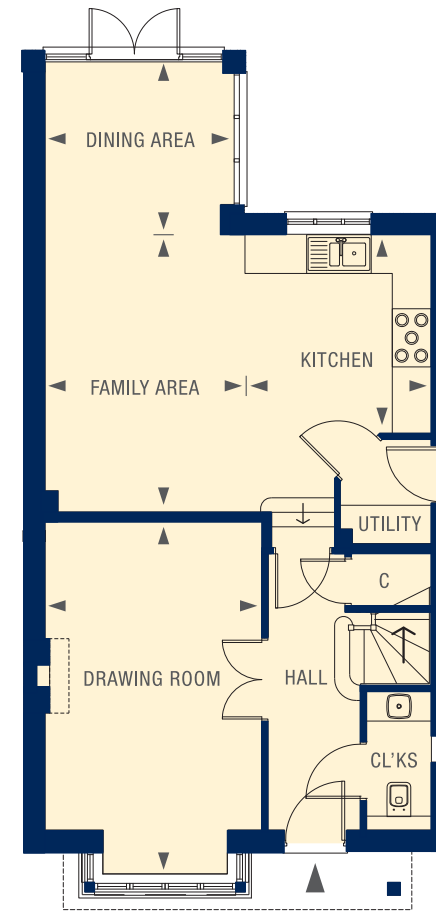
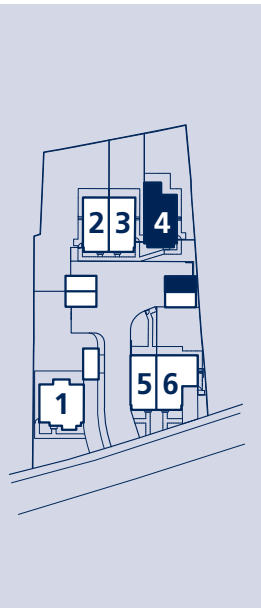
GROUND FLOOR



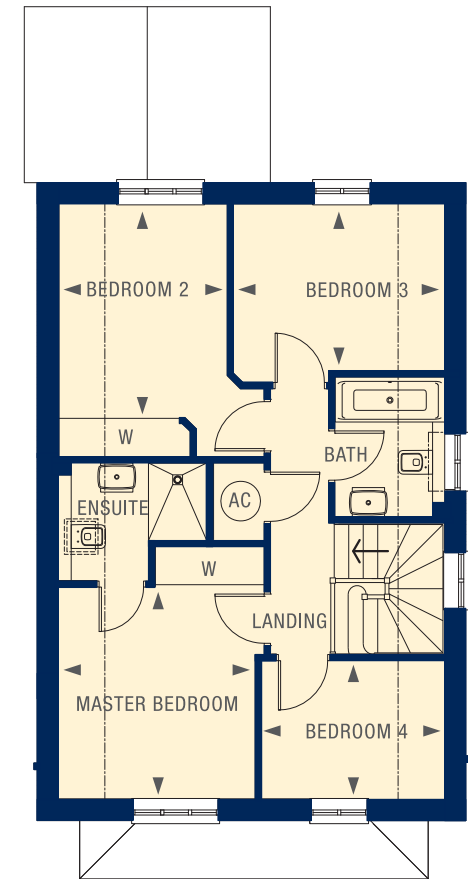
FIRST FLOOR

Dimensions	Metric	Imperial
Kitchen/Breakfast Area	5.8m x 2.6m	18'11" x 8'7"
Drawing/Dining Room	5.0m x 4.8m	16'6" x 15'10"
Master Bedroom	4.2m x 3.6m	13'8" x 11'10"
Bedroom 2	3.0m x 2.8m	9'9" x 9'0"
Bedroom 3	3.7m x 2.0m	12'1" x 6'6"

No. Four - 4 bedroom house with garage



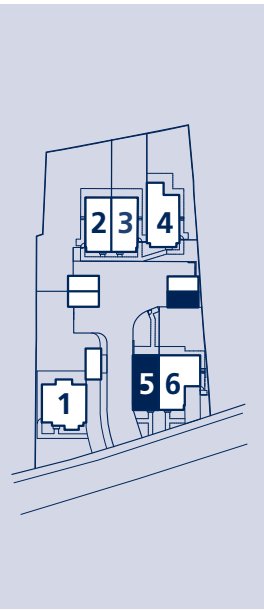
GROUND FLOOR



FIRST FLOOR

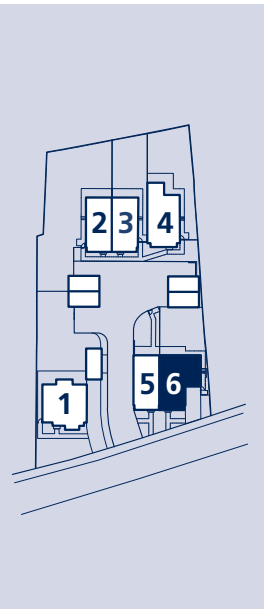
Dimensions	Metric	Imperial
Kitchen	3.1m x 2.9m	10'1" x 9'4"
Family Area	4.3m x 3.1m	14'1" x 10'3"
Dining Area	2.9m x 2.5m	9'7" x 8'3"
Drawing Room	5.4m x 3.4m	17'10" x 11'0"
Master Bedroom	3.3m x 3.2m	10'11" x 10'6"
Bedroom 2	3.3m x 2.6m	10'11" x 8'7"
Bedroom 3	3.3m x 2.7m	10'9" x 9'1"
Bedroom 4	2.8m x 2.2m	9'4" x 7'1"

No. Five - 3 bedroom house with garage



5

No. Six - 3 bedroom house with garage

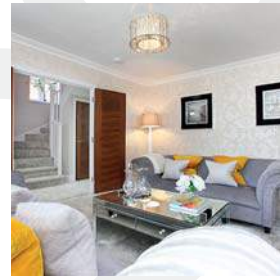


6



Dimensions	Metric	Imperial
Kitchen/Breakfast Area	5.8m x 2.6m	18'11" x 8'7"
Drawing/Dining Room	5.0m x 4.8m	16'6" x 15'10"
Master Bedroom	4.2m x 3.6m	13'8" x 11'10"
Bedroom 2	3.0m x 2.8m	9'9" x 9'0"
Bedroom 3	3.7m x 2.0m	12'1" x 6'6"

Dimensions	Metric	Imperial
Kitchen/Breakfast Area	5.8m x 2.6m	18'11" x 8'7"
Drawing/Dining Room	5.0m x 4.8m	16'6" x 15'10"
Master Bedroom	4.2m x 3.6m	13'8" x 11'10"
Bedroom 2	3.0m x 2.8m	9'9" x 9'0"
Bedroom 3	3.7m x 2.0m	12'1" x 6'6"

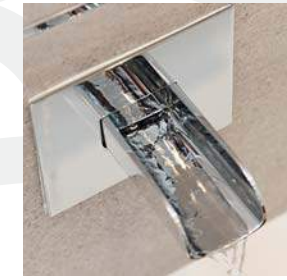
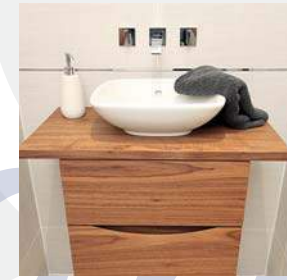


space SPACE AND LIGHT



specification

A PERFECTLY COMBINED SPECIFICATION



Each new home at Summerfold Place has been traditionally built to exacting standards using the latest techniques and the highest quality construction materials. The energy-efficient heating system and high levels of insulation will ensure that your home stays warm, reducing your energy bills and benefiting the environment.

KITCHENS

- Fully fitted kitchens with stylish high-gloss cabinets
- Complementary laminate worktop with upstand and splashback
- A full range of integrated appliances including a double electric oven, four ring gas hob, extractor fan, fridge/freezer, washer/dryer and dishwasher
- The detached homes – nos. 1 and 4, have a separate utility room

BATHROOMS & ENSUITES

- Elegant, contemporary white sanitary ware featuring double ended square baths including wash basins by Villeroy & Boch
- Modern fittings and controls in polished chrome including waterfall bath taps, shower mixer valves and wash basin mixer taps
- Porcelain floor and wall tiling

INTERIOR FINISH & DETAILING

- Contemporary white panelled internal doors with polished chrome ironmongery
- French doors with side lights to the rear terrace and garden
- Fitted wardrobes to the master and second bedroom
- Nos. 2,3,4,5 and 6 feature a split-level ground floor creating high ceilings to the rear of the houses
- A combination of hard & soft floor surfaces throughout the home
- Matt finish to walls and emulsioned finish to ceilings

ELECTRICAL INSTALLATION

- A combination of recessed and ceiling mounted low energy/LED lighting throughout the ground floor, bathrooms and ensuites
- BT, digital TV and FM sockets to principal rooms and master bedroom
- A combination of white and polished chrome switch plates and power sockets
- Pre-wired for security alarm
- Mains-operated smoke detectors with battery back-up

HEATING AND COMFORT

- Fully pressurised gas central heating and hot water system
- Dual zone heating control
- Drawing room gas fire to the detached homes with elegant surround

EXTERIORS

- Each new home has its own single garage and additional parking space, nos. 1 and 4 have space for two cars
- Turfed rear gardens with outside tap
- Landscaped front gardens
- Front doors in durable composite material creates the appearance of timber
- Contemporary house number plate, crafted in brushed aluminium cover with discrete lighting

WARRANTY

- On completion a 10 year structural warranty will be issued by the National House Building Council for each home.

Please ask the MJH Executive Homes Sales Team for further details on specification.



right
 FEEL RIGHT AT HOME



Over the last two decades, MJH Executive Homes has earned an outstanding reputation for the quality of design, build and finish of the new homes it creates. Based in West Sussex, MJH Executive Homes is a private development company rather than a volume house builder. Led by Managing Director, Mike Hartnett, the team is committed to creating exclusive developments and homes rather than just houses.

Mike Hartnett never loses sight of the fact that, when buying an MJH home, customers are making one of the most important emotional and financial investments they will ever make. Mike and his team strive to ensure that each and every home offers a combination of high quality and outstanding value for money right across the price spectrum.

The company is constantly seeking development opportunities in the best residential locations; places where people really want to live.

Each development comprises a select number of new homes – each with an ‘individual feel.’

The talented architectural team ensures that homes suit both the location and the lifestyle of those who will live there whilst the construction team ensures that each and every home is built and finished to the highest standards. Developments are attractively landscaped and a creative interior designer adds the finishing touches. All this goes to ensure that a home built by MJH Executive Homes is a home to be proud of.



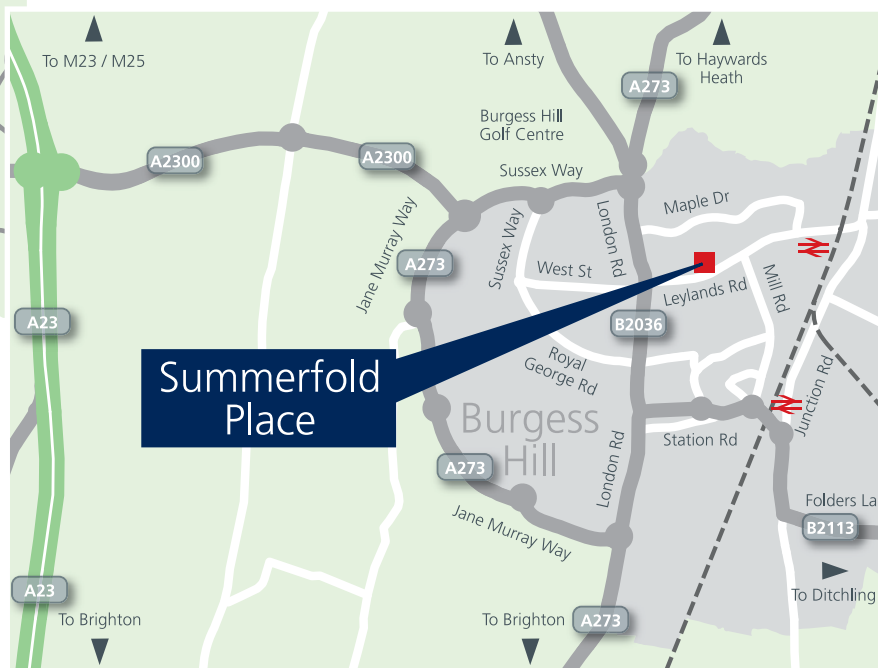
A measure of the success of the MJH Executive Homes' approach to detail and design is indicated by the company's award success.

find

FIND SUMMERFOLD PLACE



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Email: newhomes@mjh-homes.co.uk
Web: www.mjh-homes.co.uk



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SUMMERFOLD PLACE - FEEL RIGHT AT HOME



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