



OAK GRANGE

FOLDERS LANE BURGESS HILL

A SELECT DEVELOPMENT OF JUST FOUR LUXURY FIVE BEDROOM FAMILY HOMES





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FOUR LUXURY FAMILY HOMES IN A SECLUDED SETTING





Set within just a few miles of The South Downs National Park, Burgess Hill is a thriving, affluent town surrounded by beautiful, rolling Sussex countryside, yet benefitting from excellent road and rail connections to London, Gatwick and the South Coast. There is so much within easy reach from this popular town including spectacular hilltop views, the cosmopolitan buzz of Brighton and the bright lights of London. The town has bustling town centre offering cafés, restaurants, a twice weekly open market, a recently refurbished High Street that includes independent retailers as well as two shopping centres for everyday shopping needs, a leisure centre and excellent educational and recreational facilities.



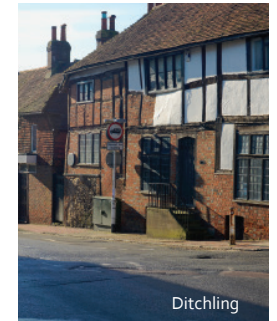
The South Downs National Park



St John's Park



Burgess Hill



Ditchling

BURGESS HILL

The Martlets Shopping Centre, situated at the heart of Burgess Hill, is home to more than 30 shops with a diverse range of retailers, services and businesses, whilst The Market Place is home to Waitrose and an indoor market. An exciting £65m investment plan will see Burgess Hill benefit from a new library, shops, family restaurants and a cinema complex.

EDUCATION

There are a number of state and independent schools in and around Burgess Hill to choose from for both primary and secondary school ages as well as a Community College. Burgess Hill School for Girls and Hurstpierpoint College are both highly regarded independent schools providing prep, senior and sixth form facilities.

RECREATION

On the doorstep, St John's Park is a popular venue with a range of activities on offer including tennis courts, a playground and a cricket green. The Green Circle Route is a ring of protected wildlife sites around and within the town that enables wildlife to flourish to the enjoyment of the community. This network provides access to these open spaces connected by a series of traffic-free routes.

The South Downs National Park is hard to beat for relaxation with long stretches of open countryside amongst pockets of woodland and the criss cross of plentiful footpaths and bridleways. Nearby you'll find numerous picturesque villages including Ditchling, Hurstpierpoint and Cuckfield, brimming with old inns serving fine food and ales. Ditchling Beacon provides the most stunning panoramic views across the Weald and is the second highest point on the South Downs.

IN THE AREA

Within an easy driving distance are many attractions including the award-winning Borde Hill Gardens as well as Wakehurst Place, Lewes Castle, the Bluebell Railway and Sheffield Park and Ridgeview Wine Estate that sells world class English Sparkling wines produced from its own vineyards.

COMMUNICATION

As an important commuter town, Burgess Hill is well situated with the A23/M23 corridor a short drive away giving access north to Gatwick, the M25 and London and south to Brighton and the coast. The town's mainline railway station provides fast and frequent services directly to London Victoria, London Bridge and Brighton.



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OAKSIDE



GROUND FLOOR

Kitchen/Breakfast Room

6.26m x 3.00m 20'4" x 9'9"

Living Room

4.98m x 3.45m 16'2" x 11'3"

Family Room

4.32m x 3.61m 14'1" x 11'9"

Dining Room

3.45m x 2.67m 11'3" x 8'8"

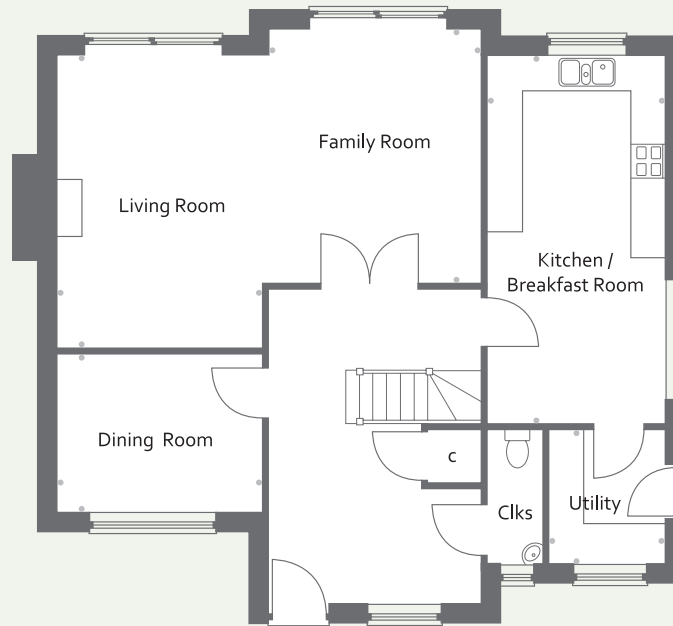
Utility

2.30m x 1.99m 7'6" x 6'6"

Cloakroom

Detached Double Garage

5.63m x 5.29m 18'4" x 17'3"



GROUND FLOOR

FIRST FLOOR

Master Bedroom

4.77m x 3.83m 15'6" x 12'6"

EnSuite

Bedroom Two

4.65m x 3.45m 15'2" x 11'3"

EnSuite

Bedroom Three

3.65m x 3.61m 11'10" x 11'9"

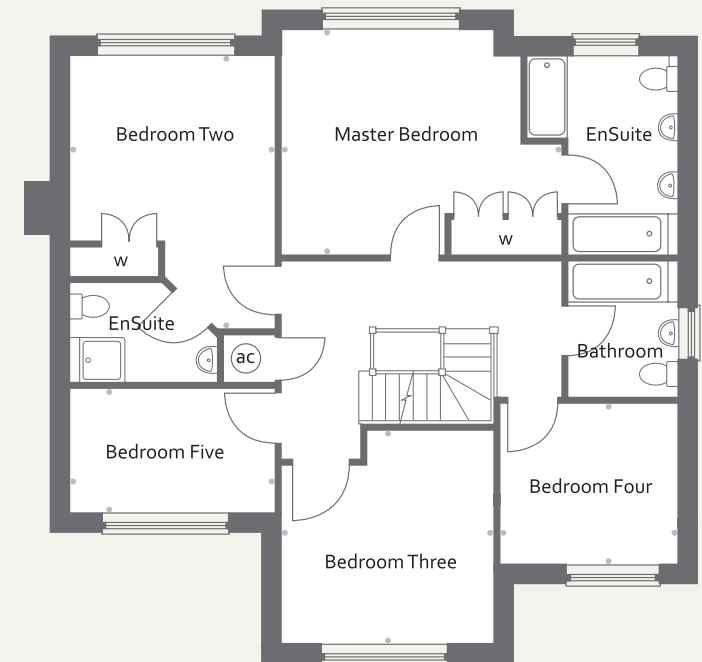
Bedroom Four

3.00m x 2.75m 9'9" x 8'11"

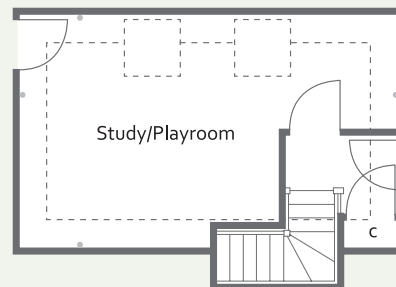
Bedroom Five

3.45m x 2.10m 11'3" x 6'1"

Bathroom



FIRST FLOOR



SECOND FLOOR

SECOND FLOOR

Study/Playroom

6.46m x 3.97m 21'0" x 12'11"



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WOODLEA HOUSE



GROUND FLOOR

Kitchen/Breakfast Room

6.26m x 3.00m 20'4" x 9'9"

Living Room

4.98m x 3.45m 16'2" x 11'3"

Family Room

4.32m x 3.61m 14'1" x 11'9"

Dining Room

3.45m x 2.67m 11'3" x 8'8"

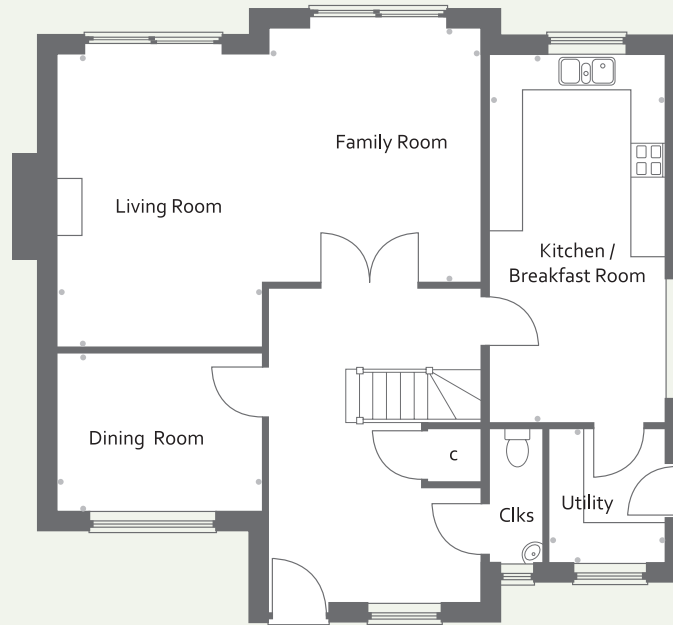
Utility

2.30m x 1.99m 7'6" x 6'6"

Cloakroom

Detached Double Garage

5.63m x 5.29m 18'4" x 17'3"



GROUND FLOOR

FIRST FLOOR

Master Bedroom

4.77m x 3.83m 15'6" x 12'6"

EnSuite

Bedroom Two

4.65m x 3.45m 15'2" x 11'3"

EnSuite

Bedroom Three

3.65m x 3.61m 11'10" x 11'9"

Bedroom Four

3.00m x 2.75m 9'9" x 8'11"

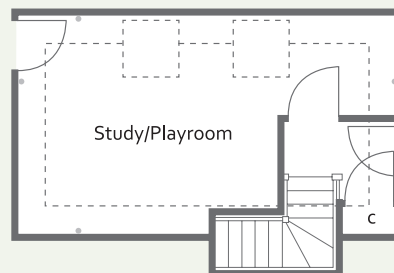
Bedroom Five

3.45m x 2.10m 11'3" x 6'1"

Bathroom



FIRST FLOOR



SECOND FLOOR

SECOND FLOOR

Study/Playroom

6.46m x 3.72m 21'0" x 12'1"



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LAKE EDGE



GROUND FLOOR

Kitchen/Breakfast Room

6.26m x 3.00m 20'4" x 9'9"

Living Room

4.98m x 3.45m 16'2" x 11'3"

Family Room

4.32m x 3.61m 14'1" x 11'9"

Dining Room

3.45m x 2.67m 11'3" x 8'8"

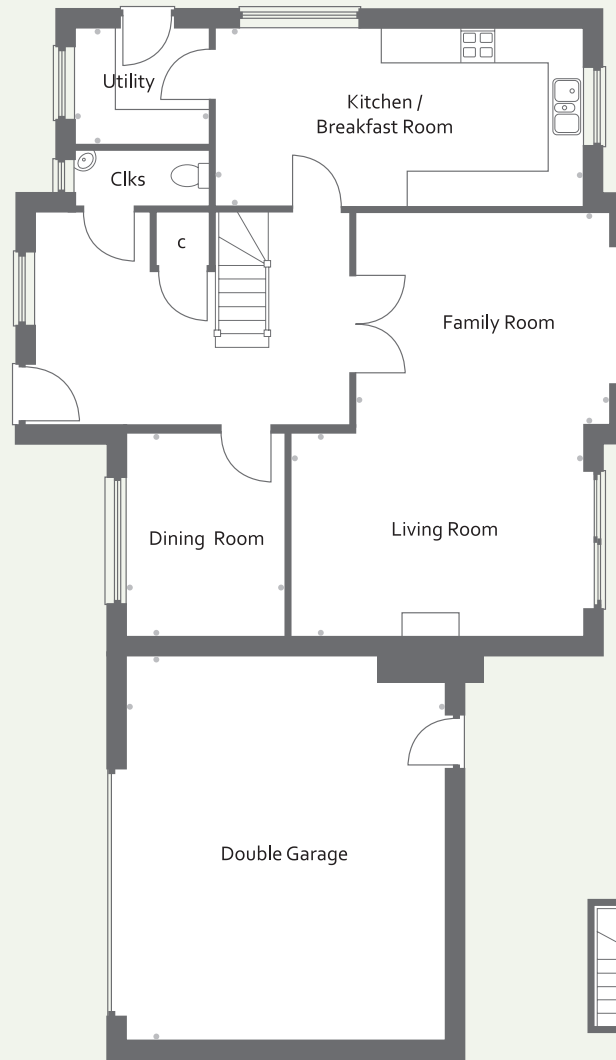
Utility

2.30m x 1.99m 7'6" x 6'6"

Cloakroom

Attached Double Garage

6.55m x 5.41m 21'3" x 17'7"



GROUND FLOOR

FIRST FLOOR

Master Bedroom

4.77m x 3.83m 15'6" x 12'6"

EnSuite

Bedroom Two

3.99m x 3.70m 13'0" x 12'0"

EnSuite

Bedroom Three

5.65m x 3.58m 18'5" x 11'8"

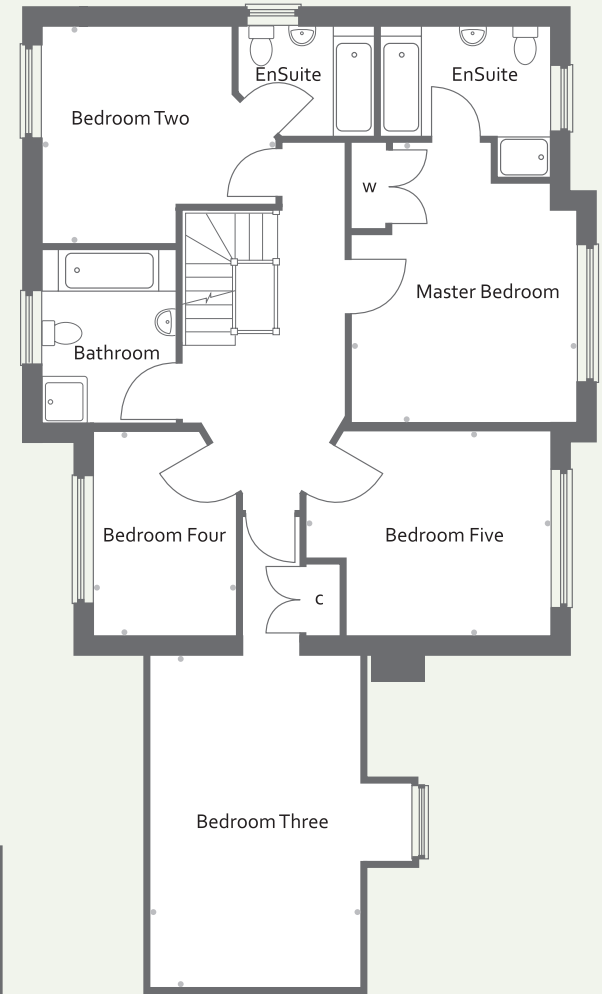
Bedroom Four

3.45m x 2.42m 11'3" x 7'10"

Bedroom Five

4.17m x 3.45m 13'7" x 11'3"

Bathroom

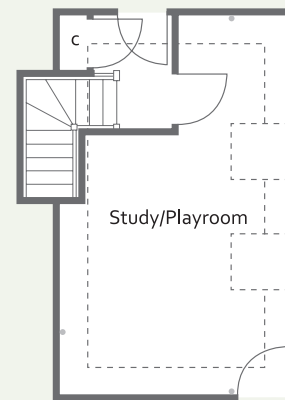


FIRST FLOOR

SECOND FLOOR

Study/Playroom

6.46m x 3.97m 21'0" x 12'11"



SECOND FLOOR



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BIRCH MANOR



GROUND FLOOR

Kitchen/Breakfast Room

6.26m x 3.00m 20'4" x 9'9"

Living Room

4.98m x 3.45m 16'2" x 11'3"

Family Room

4.32m x 3.61m 14'1" x 11'9"

Dining Room

3.45m x 2.67m 11'3" x 8'8"

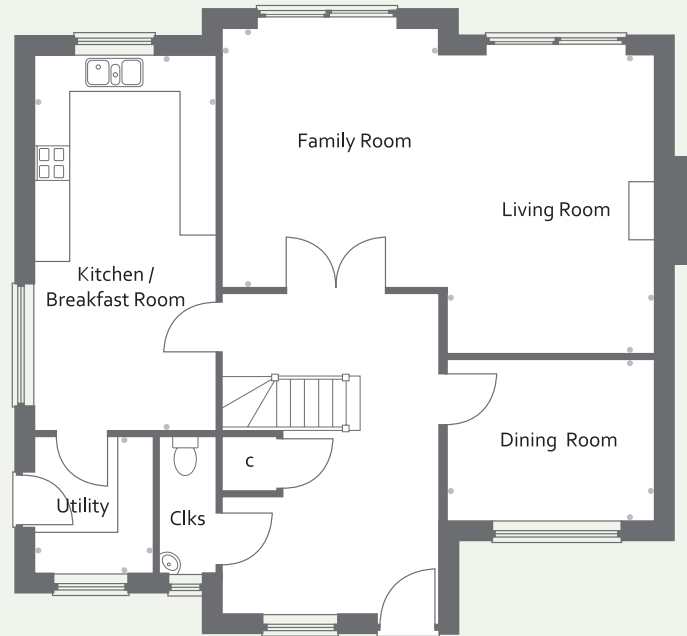
Utility

2.30m x 1.99m 7'6" x 6'6"

Cloakroom

Detached Double Garage

5.63m x 5.29m 18'4" x 17'3"



GROUND FLOOR

FIRST FLOOR

Master Bedroom

4.77m x 3.83m 15'6" x 12'6"

EnSuite

Bedroom Two

4.65m x 3.45m 15'2" x 11'3"

EnSuite

Bedroom Three

3.65m x 3.61m 11'10" x 11'9"

Bedroom Four

3.00m x 2.75m 9'9" x 8'11"

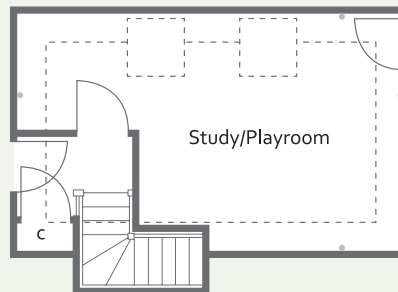
Bedroom Five

3.45m x 2.10m 11'3" x 6'1"

Bathroom



FIRST FLOOR



SECOND FLOOR

SECOND FLOOR

Study/Playroom

6.46m x 3.97m 21'0" x 12'11"



Photographs show previous Allbeck Homes developments



Smooth clean lines create the perfect kitchen and bathrooms for each home. Fully fitted Italian designer kitchens with soft close handleless doors and drawers along with LED under lighting. Quartz upstands and worktops with draining grooves, and Franke Kubus undermounted sinks coupled with Neff integrated appliances complete the look. Contemporary bathroom suites fitted with quality fittings including precision thermostatically controlled showers and ceramic tiling and flooring give the ultimate look in luxury and feel. And, for the ultimate in creature comforts, underfloor heating with individual room thermostats is a feature throughout the ground floor in each home.

KITCHENS

- | Fully fitted high quality Italian kitchens by Stosa with handleless soft close doors and drawers
- | LED under wall unit lighting
- | Quartz worktops with draining grooves and upstands
- | Franke Kubus undermounted stainless steel sinks with Mythos taps
- | Neff ceramic touch control hob with splashback
- | Neff integrated appliances including 'slide and hide' oven, fridge/freezer, dishwasher and microwave and washer/dryer
- | Falmec chimney hood
- | Caple built under wine cooler
- | Porcelain floor tiling
- | Recessed downlighters

BATHROOMS | ENSUITES | CLOAKROOMS

- | Contemporary white bathroom suites with chrome finish fittings
- | Ceramic wall tiling and flooring
- | Recessed downlighters



INTERIORS

- | Built in wardrobes to bedrooms as shown on floor layouts
- | Quality neutral coloured fitted carpets
- | Neutral finish to walls, ceilings, architraves and skirtings throughout
- | Chrome finish switch plates and door furniture throughout
- | Generous TV, telephone, light and power points

HEATING

- | High efficiency gas boilers by Glow Worm
- | Underfloor heating system throughout ground floors with individual room thermostats
- | Radiators to remaining floors

EXTERIORS

- | Paved terrace areas
- | Fully landscaped gardens
- | Double garage to each home

MEDIA

- | Pre-wired for TV, telephone and satellite dish

SECURITY

- | Mains-fed smoke detectors to each floor

GUARANTEE

- | Premier Guarantee warranty



FOLDERS LANE



Site layout is for illustrative purposes only. Exact finishes must be verified. The developer reserves the right to alter layouts at any time.

1 OAKSIDE 2 WOODLEA HOUSE 3 LAKE EDGE 4 BIRCH MANOR





BY ROAD

| Ditchling 2.7 miles | Haywards Heath 2.7 miles | Lewes 9.8 miles | Brighton 11.6 miles | Gatwick 22.8 miles

BY RAIL

| Brighton 14 minutes | Gatwick 18 minutes | London Victoria 55 minutes | London Bridge 1 hr 02 minutes

Sources: The AA | National Rail