



Oakwood Park, Hartfield Road, Forest Row., RH18 5DZ

Offers in the Region of £159,000 Leasehold

**MANSELL  
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## *in brief...*

- SECOND FLOOR RETIREMENT APARTMENT
- LIFT & STAIRS ACCESS
- LARGE BALCONY
- NO CHAIN NEW LEASE
- CENTRAL VILLAGE LOCATION

- BUS STOPS WITHIN 200 YARDS
- NEW WINDOWS & RE-DECORATED
- DOUBLE BEDROOM BATHROOM
- LOUNGE/DINER DOOR TO BALCONY
- KITCHEN COMMUNAL PARKING & GARDENS





## *in more detail...*

Oakwood Park is a scheme of retirement apartments built in the late 1980's by local developers Rydon Homes ideally situated in the very heart of this busy East Sussex village of Forest Row. The property for sale is positioned at the front of the scheme and has the added benefit of a large balcony looking towards the village centre.

Comprising a second floor apartment in a small block of flats, this well presented property comprises a lounge, large balcony, kitchen, bedroom and shower room. There is a communal entrance door with an entry call system leading to a reception hallway.

On entering the apartment you have a good sized hallway, with an airing cupboard having lagged hot tank and immersion heater, and a second built in storage cupboard. A door leads to the spacious light and bright lounge/dining room with an external glazed double doors leading to the large, balcony with outlook to the village over the front approach. Adjacent to the lounge is the kitchen with fitted worktops, cupboards and drawers. The main bedroom is of good size with built in wardrobe cupboards and there is a modern shower room, with basin and W.C. suite.

The property has new double glazed windows and a gas fired central heating system with radiators. The lease has also been recently re-newed.

Council Tax Band: D

EPC Rating: 'Tbc'



## *outside and the location...*

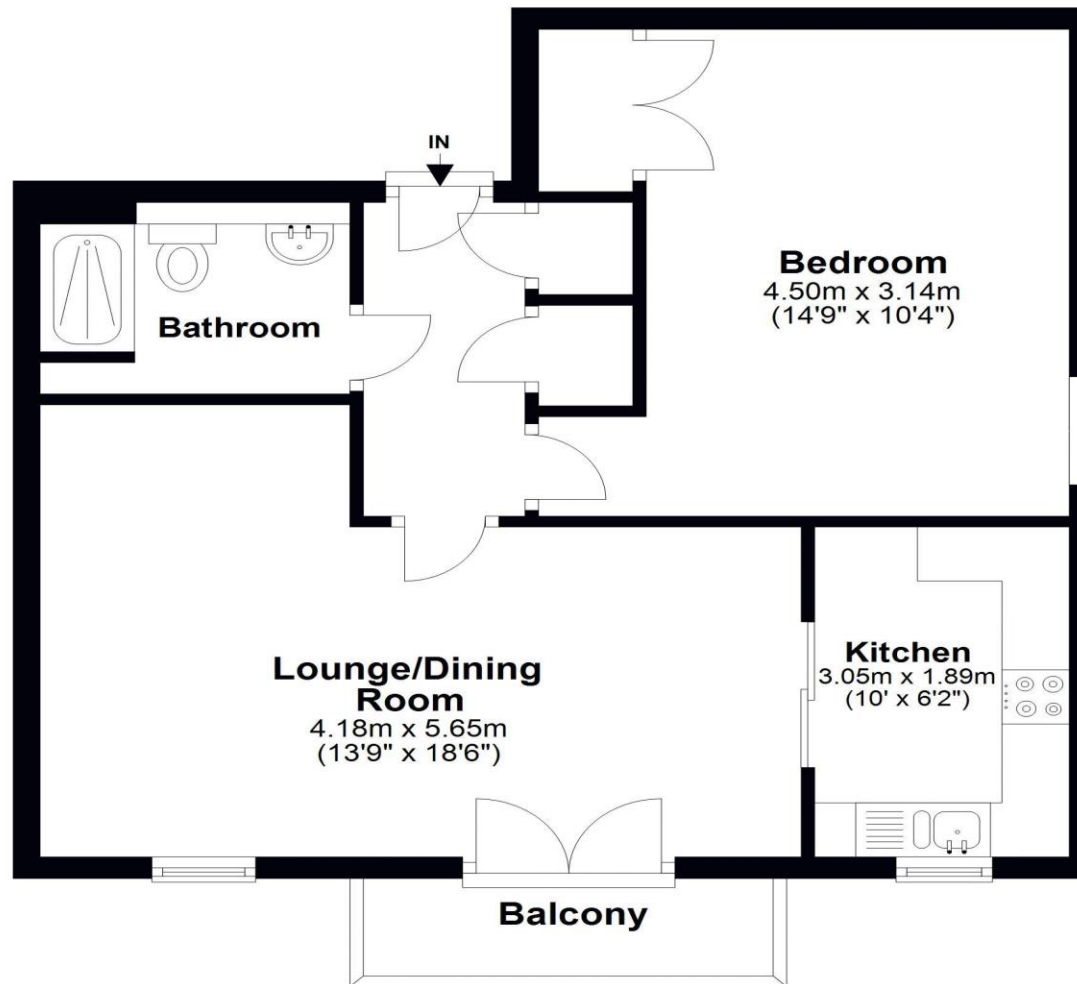
These apartments are ideally situated in the heart of this very popular East Sussex village, which lies on the northern fringe of Ashdown Forest, straddling the borders of East and West Sussex. Forest Row has a wide and diverse range of local shops, specialist stores, cafes, restaurants and galleries. The village also has a modern Health Centre and dentist. There are regular bus services, with stops close by, to the towns of East Grinstead (3 miles), Tunbridge Wells (15 miles) and Crawley (18 miles) with more extensive shopping/leisure facilities and rail services to London.

Gatwick Airport/Station and the M23 motorway are within fifteen miles. Places of interest locally include Standen, Sheffield Park and Wakehurst Place gardens, all National Trust properties and the popular Bluebell Steam Railway from Sheffield Park to East Grinstead. Forest Row lies on the northern fringe of Ashdown Forest with its 6,400 acres of heath and woodland for riding (by permit) and walking. Sporting venues within twenty five miles include Brighton and Lingfield Park horseracing tracks, East Sussex National Golf Club, the Amex Stadium at Brighton, local rugby, tennis and hockey clubs. The Nevill Cricket Ground can also be found in Royal Tunbridge Wells. Referral Fees: We are pleased to offer our customers a range of additional services to help them with moving home. None of these services are obligatory and you are free to use service providers of your choice. Current regulations require all estate agents to inform their customers of the fees they earn for recommending third party services. If you choose to use a service provider recommended by Mansell McTaggart, details of all referral fees can be found at the link below. If you decide to use any of our services, please be assured that this will not increase the fees you pay to our service providers, which remain as quoted directly to you.

Please check google maps for exact distances and travel times (property postcode: RH18 5DZ)

## Ground Floor

Approx. 52.5 sq. metres (565.4 sq. feet)



Total area: approx. 52.5 sq. metres (565.4 sq. feet)

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