



Oakwood Park, Hartfield Road, Forest Row, RH18

£145,000 Leasehold

**MANSELL
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in brief...

- RETIREMENT APARTMENT
- SECOND FLOOR
- LARGE BALCONY
- BUILT LATE 1980'S
- CENTRAL VILLAGE LOCATION

- VARIETY OF SHOPS/STORES CLOSEBY
- BUS STOPS WITHIN 200 YARDS
- 1 BEDROOM SHOWER ROOM
- LOUNGE/DINER DOOR TO GARDEN
- KITCHEN COMMUNAL PARKING



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.

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 light and bright lounge/dining room with an external door to the large, south east facing balcony. 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.

The property has double glazed windows and a gas fired central heating system with radiators.

Directions From the roundabouts in the centre of Forest Row take the B2110 (Hartfield Road) and turn right into Oakwood Park just after the Parish Council Offices.

EPC Rating C '76' Council Tax D

Lease: 99 years from 19th September 1990

Ground Rent: currently £50 per annum

Maintenance charge: currently £313.45 per month



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.

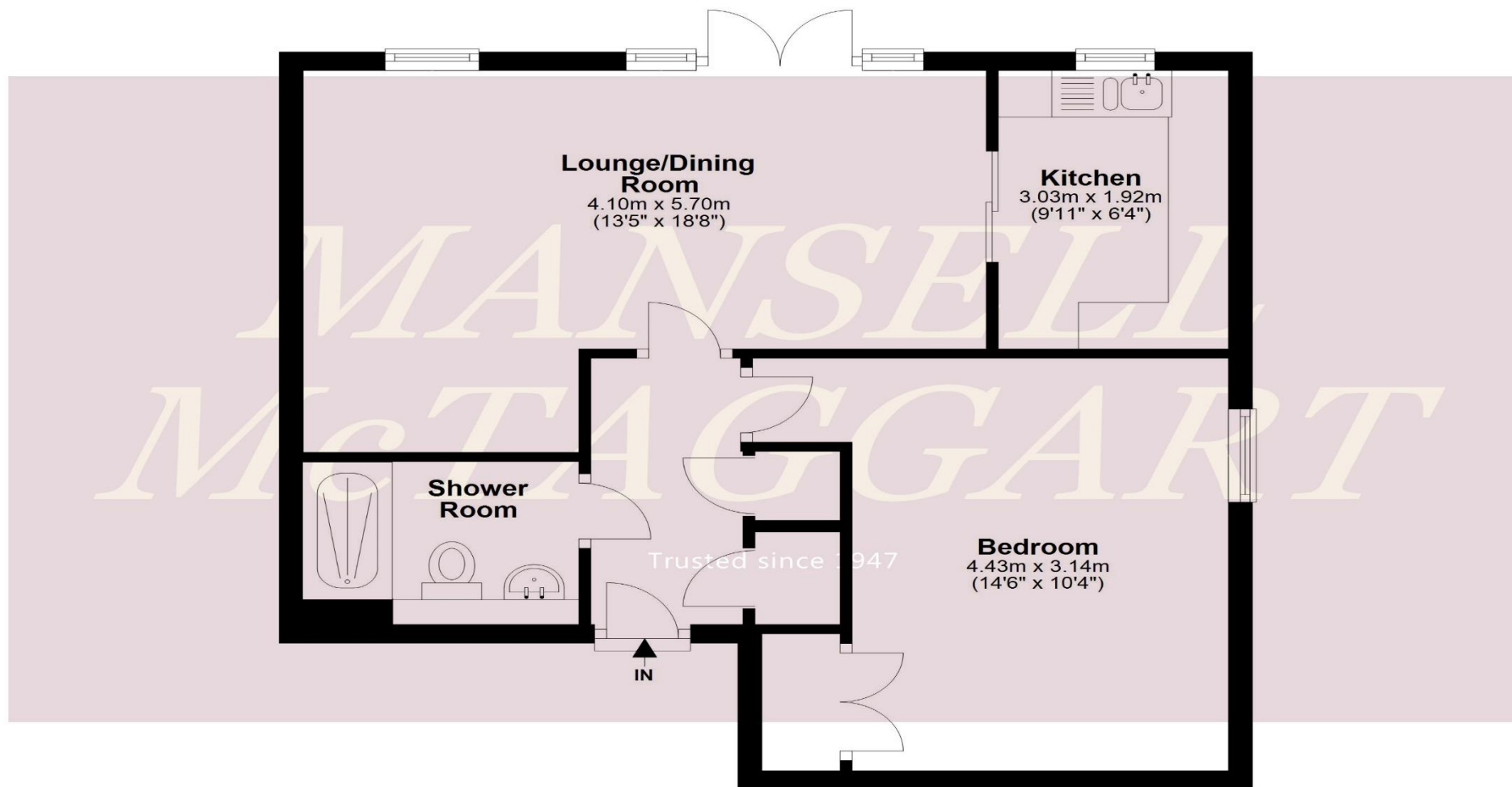
Forest Row has a wide and diverse range of local shops, specialist stores, cafes, restaurants and galleries. The village also has a modern Health Centre and dentist.

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.



Total area: approx. 52.1 sq. metres (561.0 sq. feet)

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