



Lower Road, Forest Row, RH18

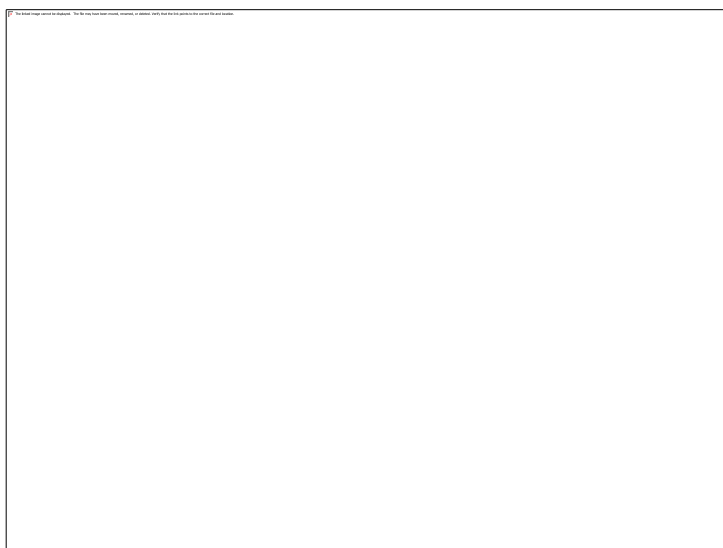
Guide Price: £400,000 - £425,000 Freehold

**MANSELL
McTAGGART**
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in brief...

- SEMI DETACHED HOUSE
- ONE OF A PAIR
- SPACIOUS INTERIOR
- CENTRAL FOREST ROW
- IDELLY LOCATED FOR SHOPS/CAFES

- ESTABLISHED BACKWATER
- 4 BEDROOMS 2 BATH/SHOWER ROOMS
- LIVING ROOM DINING ROOM
- KITCHEN CLOAKROOM
- GARAGE IN NEED OF REPAIR GARDEN



in more detail...

Guide Price £400,000-£425,000

ONE OF A PAIR OF SEMI DETACHED HOUSES built of external brickwork under a tiled roof with spacious split level accommodation extending to 980 square feet (91 square metres).

The house is centrally located ideal for access to the village facilities and amenities.

The accommodation is arranged over two floors, and comprises an enclosed glass porch with door to the dining room, kitchen and rear lobby with cloakroom, and side door to the garden. A few steps up is the good sized lounge overlooking, and with patio doors to, the rear garden.

On the first floor there is a master bedroom with en suite shower room, family bathroom and further bedroom. To the rear of the house are two further bedrooms with a westerly aspect.

The property is in need of some modernisation, providing the eventual purchaser the opportunity to create a pleasant family home.

Outside there is a front garden which could provide off street parking.

There is an enclosed rear garden and driveway to the side of the adjoining property leading to a garage in need of repair.

The house has gas fired central heating.

Council Tax Band: E EPC Rating: E (42)



outside and the location...

The house has an east facing aspect and sits just behind the village centre with its wide variety of specialist stores, shops, galleries and cafes.

Bus services through the village operate to East Grinstead, Tunbridge Wells and Crawley, providing more extensive shopping, and rail services to London.

East Grinstead is the nearest town being only three miles to the north.

Gatwick Airport/Station and the M23 motorway are within 15 miles.

The property stands in an established quiet backwater behind the main village centre in this popular East Sussex village described, the Vendor says, in The Guardian 'as small and posh but in an unshowy way'.

Forest Row lies on the northern fringe of the Ashdown Forest with its 6,400 acres of heath/woodland.

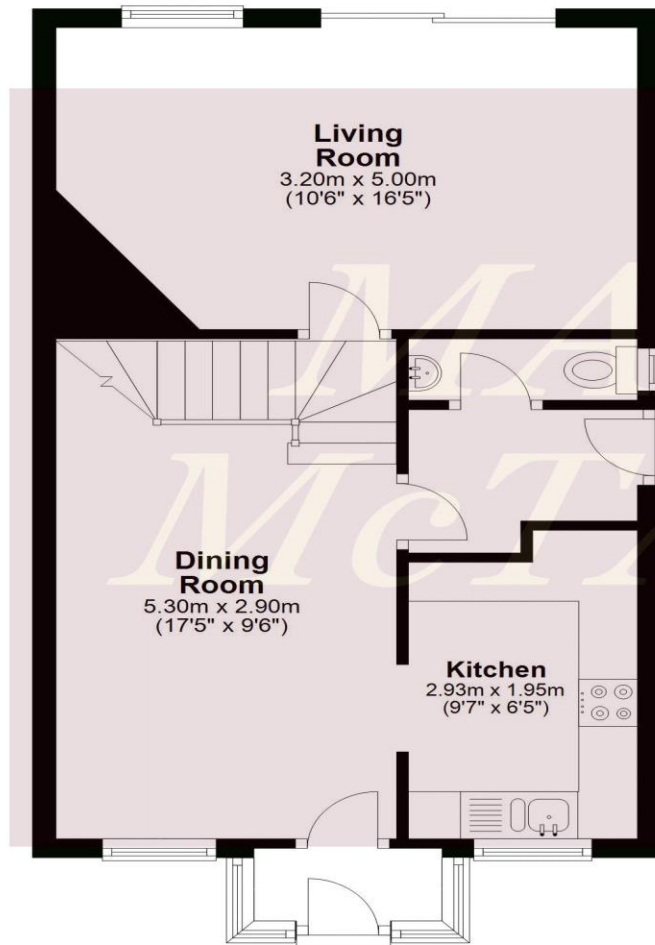
The area is well represented for both state and private schools including its own village primary school, Michael Hall Rudolf Steiner, Brambletye and Sackville Schools.

Places of interest in the region include gardens at Wakehurst Place, Sheffield Park and Standen House. The Bluebell Steam Railway operates from East Grinstead through Horsted Keynes to Sheffield Park.

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

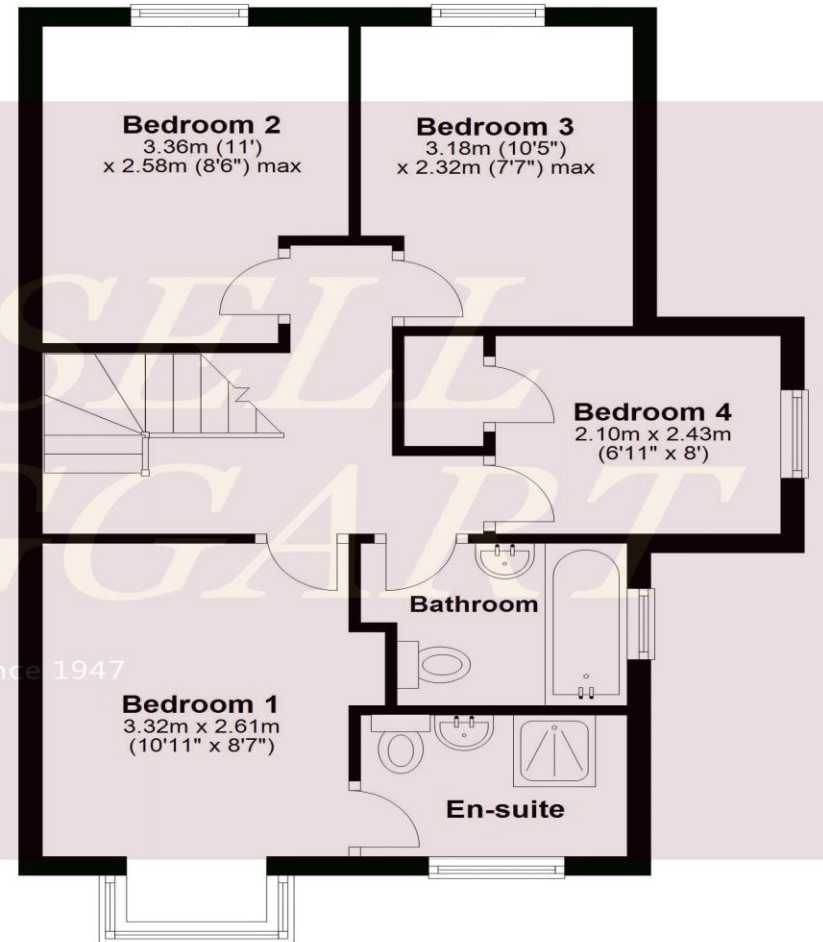
Ground Floor

Approx. 44.1 sq. metres (475.0 sq. feet)



First Floor

Approx. 47.1 sq. metres (506.8 sq. feet)



Total area: approx. 91.2 sq. metres (981.8 sq. feet)

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