



Hartfield Road, Forest Row, RH18

£130,000

**MANSELL
McTAGGART**
Trusted since 1947

in brief...

- NO ONWARD CHAIN
- FIRST FLOOR APARTMENT
- 2 BEDROOMS
- SHOWER ROOM
- LOUNGE/DINING ROOM

- KITCHEN
- BLACONY
- VILLAGE CENTRE LOCATION
- CLOSE TO AMENETIIES/BUSES
- COMMUNUAL GARDENS



in more detail...

Offered with no onward chain. 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 first floor apartment in a small block of flats, this well presented property comprises a lounge, large balcony, and kitchen, 2 bedrooms 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 storage cupboard. A door leads to the light and bright lounge/dining room with an external door to the large balcony.

Adjacent to the lounge is the second bedroom and 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.

The property benefits from having a lift in the block and a 24 hour on site estate manager.

Council Tax Band: D

EPC Rating: C (72)



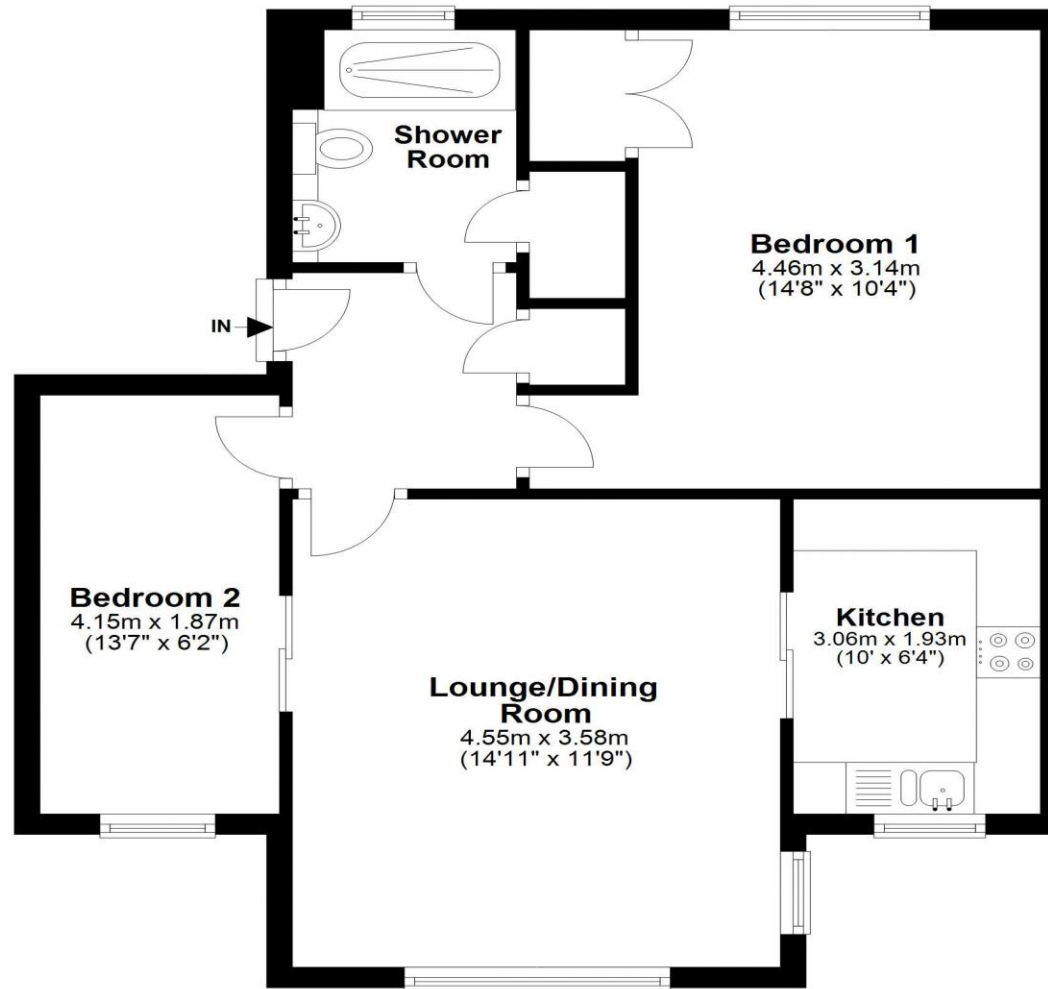
outside and the location...

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.

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

First Floor

Approx. 57.3 sq. metres (616.8 sq. feet)



Total area: approx. 57.3 sq. metres (616.8 sq. feet)

**MANSELL
McTAGGART**
Trusted since 1947

call: Forest Row
01342 826682

email: fr@mansellmctaggart.co.uk
web: mansellmctaggart.co.uk

Consumer Protection from Unfair Trading Regulations 2008 We have not tested any apparatus, equipment, fixtures, fittings or services and so cannot verify that they are in working order or fit for purpose. You are advised to obtain verification from your solicitor or surveyor. References to the tenure of a property are based on information supplied by the seller. We have not had sight of the title documents and a buyer is advised to obtain verification from their solicitor. Items shown in photographs are not included unless specifically mentioned within the sales particulars, but may be available by separate negotiation. We advise you to book an appointment to view before embarking on any journey to see a property, and check its availability.