



Park Road, Forest Row, RH18

Guide: £850,000 - £875,000 Freehold

**MANSELL
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in brief...

- SPLIT LEVEL DETACHED HOUSE
- BUILT 1990s
- OVERALL 2640 SQ FT (245 SQ METRES)
- CLOSE TO ROYAL ASHDOWN GOLF COURSE
- COUNTRYSIDE VIEWS

- SMALL NO THROUGH CLOSE
- 4/5 BEDROOMS 4 BATHS/SHOWERS
- LOUNGE/DINER STUDY/BED 5
- KITCHEN/BREAKFAST ROOM UTILITY ROOM
- INTEGRAL DOUBLE GARAGE SOUTH GARDENS



in more detail...

AN INTERESTING SPLIT LEVEL DETACHED HOUSE at the end of one of the most popular and well maintained private roads in the lively village of Forest Row.

The property stands on the edge of the Royal Ashdown Golf Course and Ashdown Forest, an area of outstanding natural beauty with its 6,400 acres of heath/woodland and varied wildlife and fauna.

The house was built in the 1990s and provides family living on various different levels with a degree of flexibility in how the accommodation could be used. On the upper level there are two bedrooms both with ensuite bathrooms and a good size landing area. The ground floor has a spacious hallway off which is an internal door to the large double garage. The remaining accommodation on this floor comprises two further double bedrooms one with en suite bathroom, and a study/bedroom 5 with casement doors to a patio and the garden.

On the lower ground floor there is a large lounge/dining room with central chimney breast with open grate, and there are doors from the lounge area to the terrace and garden. The kitchen/breakfast room has a comprehensive range of cherry wood faced units and granite worktops with appliances including a gas hob, electric double oven and stainless steel hood. There is an adjacent utility room with space and plumbing for appliances and a fitted worktop. In addition, off the lower hall is a shower room.

Outside the house has a broad paved forecourt providing parking for 4/5 cars together with the twin garages. The gardens, which have a lovely southerly aspect, lie to three sides of the house.

Council Tax Band G

EPC Rating C(70)



outside and the location...

Park Road is one of the most sought after private roads in Forest Row on the fringe of Ashdown Forest and the Royal Ashdown Golf Club. There is a small twitten close to the property providing access to the golf course.

Forest Row village centre is within one mile with its interesting and varied array of local shops, cafes, specialist stores and Inns. East Grinstead with its more extensive range of shops and stations is within 4 miles.

The property stands in an elevated location on a plot which has a southerly rear aspect with views to local countryside.

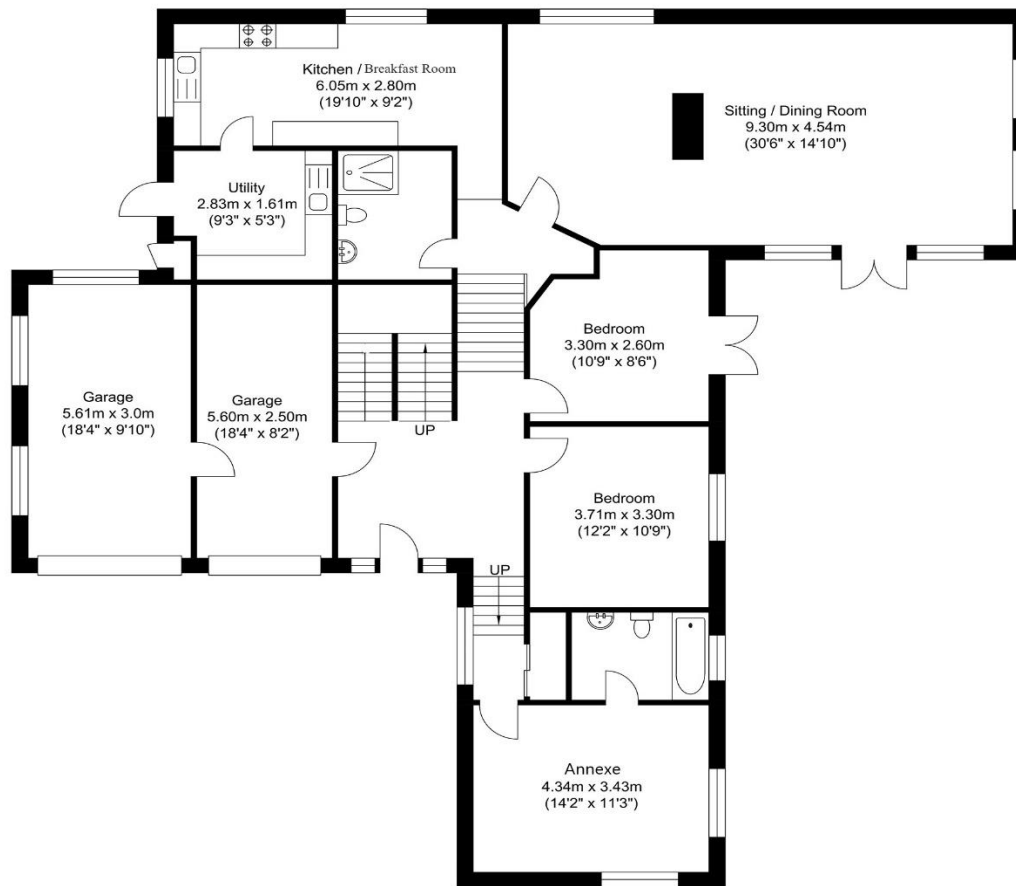
Gatwick Airport/Station and the M23 motorway are within 15 miles. Other areas of interest within 5 miles include the 6,400 acres of Ashdown Forest and the Bluebell Railway.

Local hotels of note include. Gravetye Manor, Alexander House Hotel & Spa and Ashdown Park. The Ardingly Show ground annually hosts the South of England Show and other fairs and events throughout the year and is within 9 miles.

If you wish to relax, Weirwood Reservoir for angling and sailing lies between Turners Hill and Forest Row, Lingfield Park Racecourse is situated to the north of East Grinstead, whilst on the outskirts of Uckfield you will find the East Sussex National Golf Club. The City of Brighton is only 22 miles and is home to Brighton & Hove Albion Premiership Football Club based at the Amex Stadium.

Directions: From the centre of Forest Row proceed along the Hartfield Road (B2110) turning right into Chapel Lane (signposted Golf Course), and left at the top of the hill into Park Road. Continue almost to the end dropping down into the close where the property will be seen on the left.

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



Ground Floor
Approximate Floor Area
1898.21 sq ft
(176.35 sq m)



First Floor
Approximate Floor Area
743.57 sq ft
(69.08 sq m)

Approximate Gross Internal Area = 245.43 sq m / 2642.10 sq ft
Illustration for identification purposed only, measurements are approximate, not to scale.
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