



Hartfield Road, Forest Row, RH18 5DN

£347,000 Freehold

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in brief...

- CENTRAL VILLAGE LOCATION
- EAST/WEST SUSSEX BORDER
- 3 MILES STATION
- SHOP AND FLAT
- PERMISSION TO ENLARGE

- CHANGE OF USE TO A3
- SHOP 822 SQ.FT.
- FLAT: BEDROOM, BATHROOM
- SITTING ROOM, KITCHEN
- PERMISSION FOR SECOND FLAT



in more detail...

CONVERSION OPPORTUNITY in the centre of the popular East Sussex village of Forest Row.

The property currently comprises a ground floor shop premises extending to 822 square feet (76.18 square metres) with an entrance off Hartfield Road, and a rear access into Lower Road.

There is a basement with cloakroom facilities.

On the first floor, and accessed from Lower Road, is a self contained apartment with a lounge, bedroom, kitchen and bathroom together with two separately accessed loft rooms.

Planning permission has been granted by Wealden District Council in November 2018 (WD/2018/1689/F) to extend and alter the ground floor and lower ground floor, in addition to a change of use from A1 to A3 use.

The granted permission also includes enlargement of the upper levels to provide two flats in total, one on the first floor and a further one above.

Flat 1 will have two bedrooms, two bathrooms, living room with kitchenette and terrace. Flat 2 above will comprise two bedrooms, one bathroom, and a living room.

EPC Rating: D (78)



outside and the location...

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, Health Centre, dentist, cafes, restaurants and galleries.

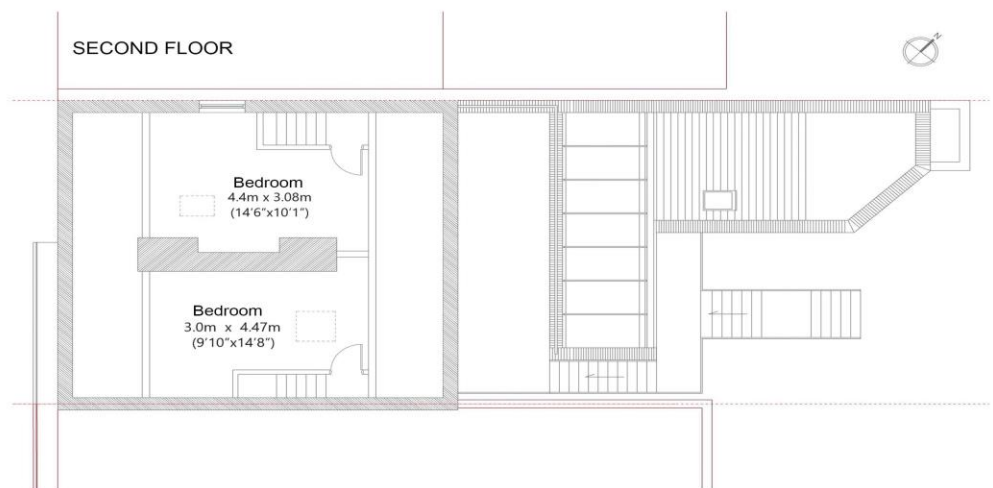
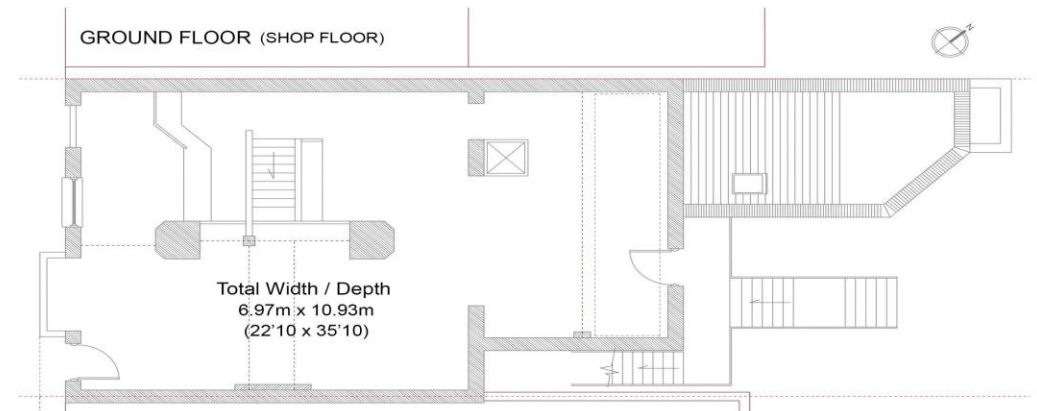
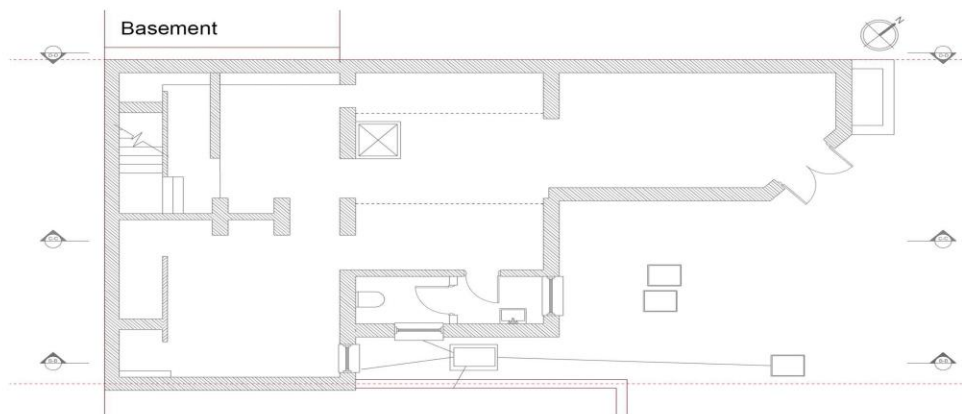
There are regular bus services, with stops close by, to the towns of East Grinstead, Tunbridge Wells and Crawley with more extensive shopping/leisure facilities and rail services to London.

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

Places of interest locally include Standen, Sheffield Park and Wakehurst Place, all National Trust properties and the Bluebell Steam Railway from Sheffield Park to East Grinstead. The nearby Ashdown Forest offers 6,400 acres of heath and woodland for walking.

Sporting venues within twenty five miles include Brighton and Lingfield Park horseracing tracks, East Sussex National Golf Club, the Amex Stadium at Brighton and Nevill Cricket Ground in Royal Tunbridge Wells.

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



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