



Kennard Court, Riverside, Forest Row, RH18

Guide Price £100,000 - £110,000 Leasehold

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## *in brief...*

- NO CHAIN
- 1 BEDROOM
- KITCHEN
- LOUNGE
- BATHROOM

- RETIREMENT APARTMENT
- GROUND FLOOR
- COMMUNAL PARKING
- CENTRAL VILLAGE LOCATION
- BUSES TO MAJOR TOWNS





## *in more detail...*

This GROUND FLOOR RETIREMENT APARTMENT is accessed via an entry phone system through the external door.

The property is very spacious throughout and has one bedroom, a bathroom, sitting room, kitchen and hallway. Heating is provided by an electric system and the flat is double glazed.

The apartment also benefits from a 24 hour alarm call system, visiting warden and communal parking. The lease was extended in 2012 and is now 189 years from June 1993. There is walkway access through to the village centre and the property is being offered with NO CHAIN.

EPC Rating: D (66)

Council Tax Band A



## *the location...*

These retirement 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.

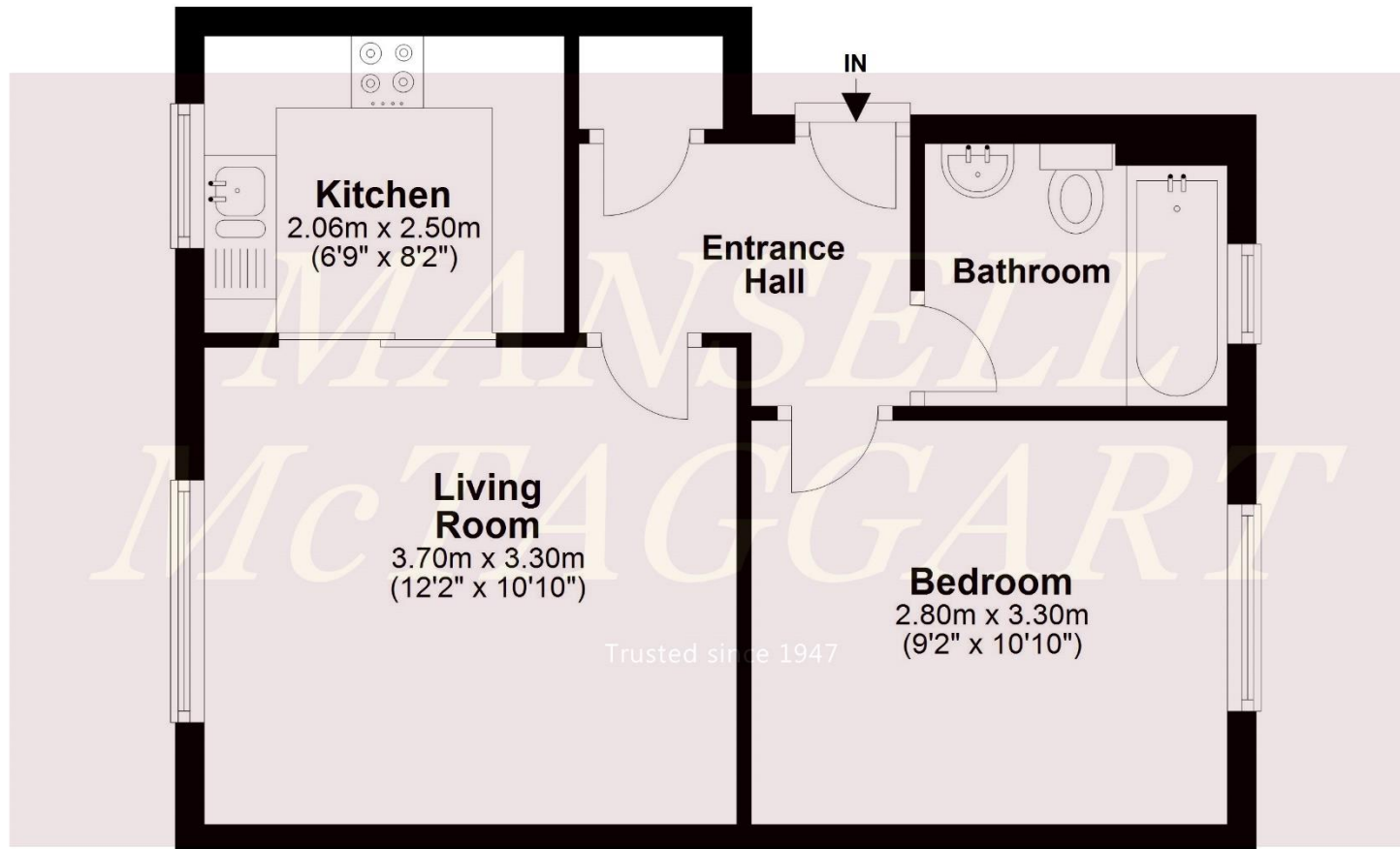
Forest Row has a wide and diverse range of local shops, specialist stores, cafes, restaurants and galleries. The village also has a modern Health Centre and dentist.

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. 36.3 sq. metres (390.7 sq. feet)

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