



Priory Road

Forest Row, East Sussex. RH18



A fabulous family home, situated close to the centre of the village and Michael Hall School with wonderful views.

- Hall
- Sitting room
- Dining room
- Kitchen/breakfast room
- Conservatory
- Utility room
- Shower/cloakroom

- 4 Bedrooms
- Family bathroom

- Attic bedroom 5 and study

- Attached double garage
- Parking
- Attractive garden with courtyard, lawn and terrace



Property

The house is set well back from the road. The front door opens into an entrance lobby and then into a parquet floored hall. Off the hall is a shower/cloakroom and a sitting room with fireplace and sliding doors to the terrace. The dining room has glazed double doors to the conservatory, which has a tiled floor and door to terrace. The kitchen/breakfast room has fitted floor and wall units, 4 ring ceramic hob, double oven and built-in dishwasher. Beyond is a side lobby giving access to the courtyard garden, utility room and the double garage.

Upstairs is a landing giving access to all the bedrooms. They all have built-in wardrobes and all, bar one, have wash hand basins. The main bedroom also has a balcony with lovely view over a lake and field. There is also a family bathroom which has a panelled bath with shower attachment, as well as WC and basin.

Steps lead to the second floor in the attic where there is a study and bedroom 5/games room.

Outside

The drive wraps around an area of lawn with 2 mature beech trees to a parking area in front of the house and double garage, which has an electric roller door, a personal door and space for a workshop. To one side of the house is a walk-through garden shed and the other side an enclosed paved courtyard garden.

The main garden is to the rear with paved terrace partly covered by the balcony. Steps lead down to the lawn with a further seating area. Around the garden is a path and on 2 sides are borders and hedging. At the bottom of the garden is a gate onto a neighbouring field of Michael Hall School.

Local Authorities and Services

All mains services. Gas fired central heating. Wealden District Council: 01892 653311. East Sussex County Council: 03456080190. Council tax band F.

Directions

From the centre of Forest Row head south and before the church turn right into Priory Road. The house is the 7th on the left after Freshfield Bank.



Local Amenities & Communications

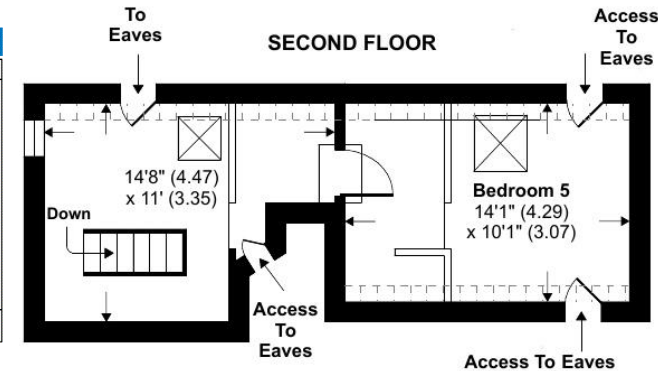
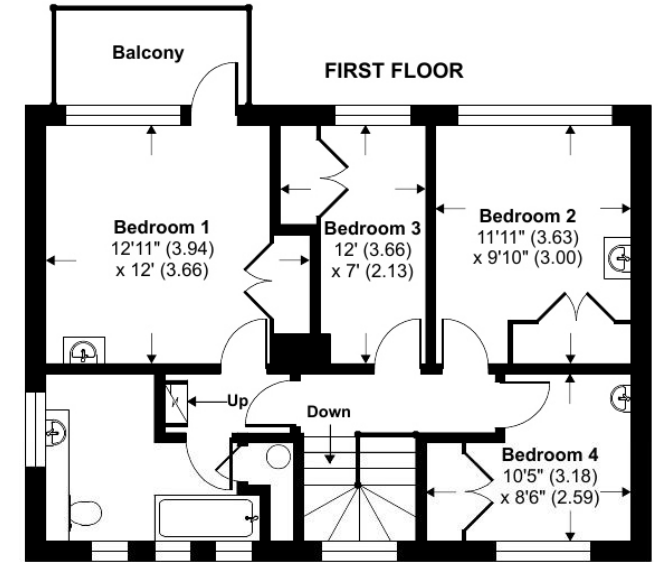
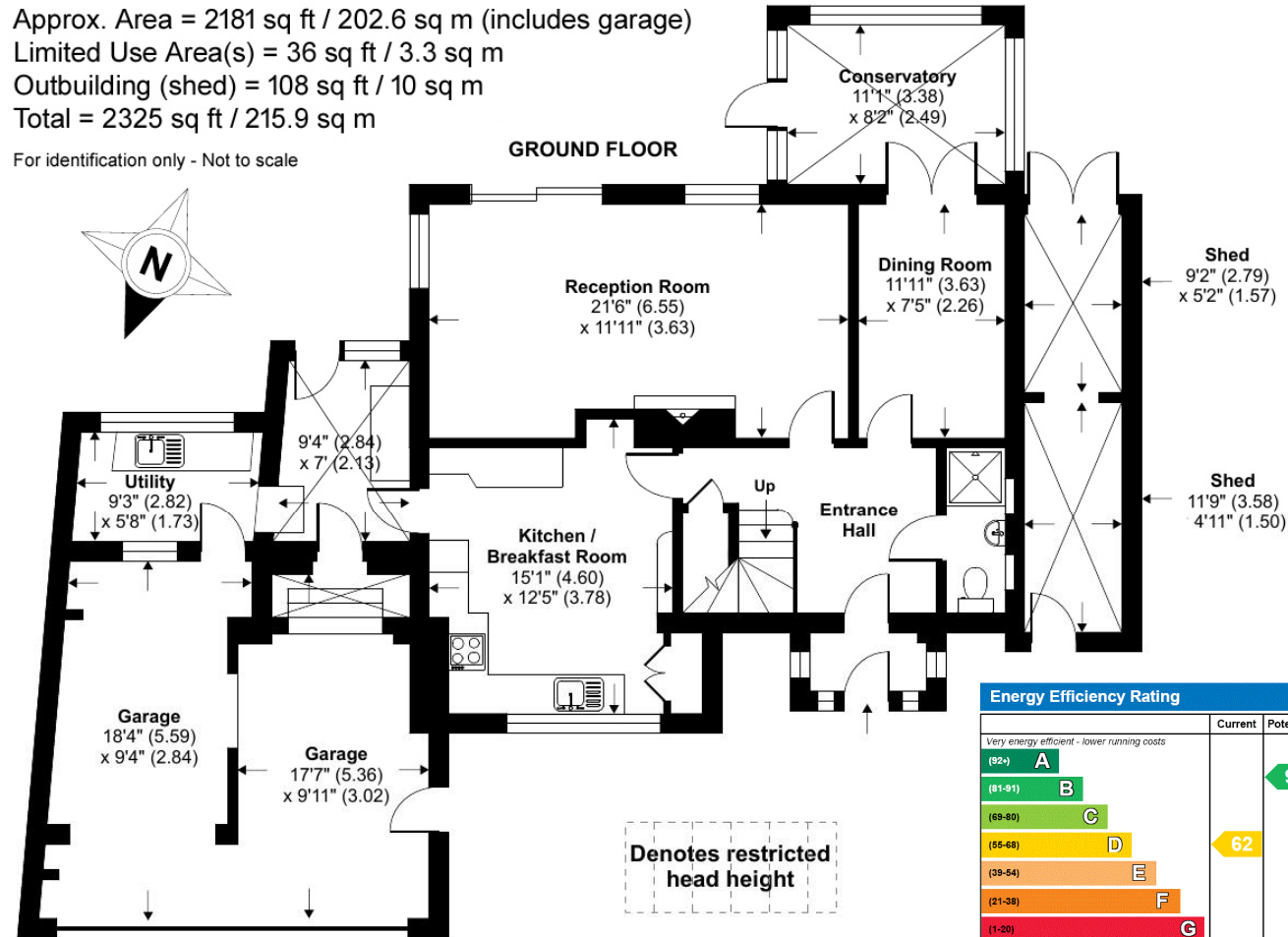
The A22 runs through the centre of the village providing good access to M25 and London. The railway station at East Grinstead offers services to London Bridge/Victoria in about 54 minutes. Gatwick is about 13 miles away.

Forest Row has good local amenities, restaurants, golf and sports clubs. East Grinstead and Tunbridge Wells have a further range of shops, transport and recreational facilities. There is an excellent selection of schools in the surrounding area, particularly Michael Hall School, which

is within walking distance. Ashdown Forest is the largest free public access space in the South East and is a great place for walking and enjoying spectacular views over the Sussex countryside.

Approx. Area = 2181 sq ft / 202.6 sq m (includes garage)
 Limited Use Area(s) = 36 sq ft / 3.3 sq m
 Outbuilding (shed) = 108 sq ft / 10 sq m
 Total = 2325 sq ft / 215.9 sq m

For identification only - Not to scale



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		91
(81-91) B		
(69-80) C		
(55-68) D	62	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

Denotes restricted head height



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2022. Produced for Humberts. REF: 859589

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