



Ashwood Court

Forest Row, East Sussex. RH18

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A beautifully appointed penthouse apartment in a highly desirable location adjoining Ashdown Forest, The Royal Ashdown Forest Golf Club and the cricket club.

- Entrance hall
- Cloakroom
- Sitting/dining room
- Kitchen/breakfast room
- Utility room with boiler room
- Principal bedroom with en suite bath/shower room, dressing area and study area
- Bedroom 2 with en suite shower room
- Large private south facing balcony
- Gated underground parking with 2 parking spaces and storage area
- Communal gardens



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

Property

Ashwood Court is in a wonderful location a short distance from the village centre. This penthouse apartment is on the third floor and has been beautifully renovated incorporating vaulted ceilings and engineered oak floor runs through the principal rooms and underfloor heating to all the tiled areas.

The main entrance to the building opens into an impressive octagonal central hall with a glazed atrium. There is a lift as well as stairs to the upper floors and down to the parking area.

The apartment has a spacious entrance hall, which is open to the main living space, which in turn, has a built-in cinema surround system, a Sonos music system, which is also available in the bedrooms, kitchen and main bathroom, a bio ethanol fire and, French windows to the balcony. The impressive kitchen/breakfast room has been beautifully fitted with wall and floor units, silestone quartz work surfaces and integrated Bosch appliances, including dual zone induction hob, oven, microwave/oven, dishwasher and 2 fridge drawers. There is also an island unit with breakfast bar. The principal bedroom has a door to the balcony, a dressing area with built in wardrobes, a well-appointed en-suite bath/shower room and a study area. Bedroom 2 has a door to the balcony and a well-appointed en-suite shower room. There is also a separate WC and utility room with integrated fridge/freezer, washing machine and tumble drier.

On the lower ground floor are 2 parking spaces and a cage store. To the side of the building is guest parking. On the south side of the property is a communal area of garden with lawn, flowerbeds, hedging and a bench.

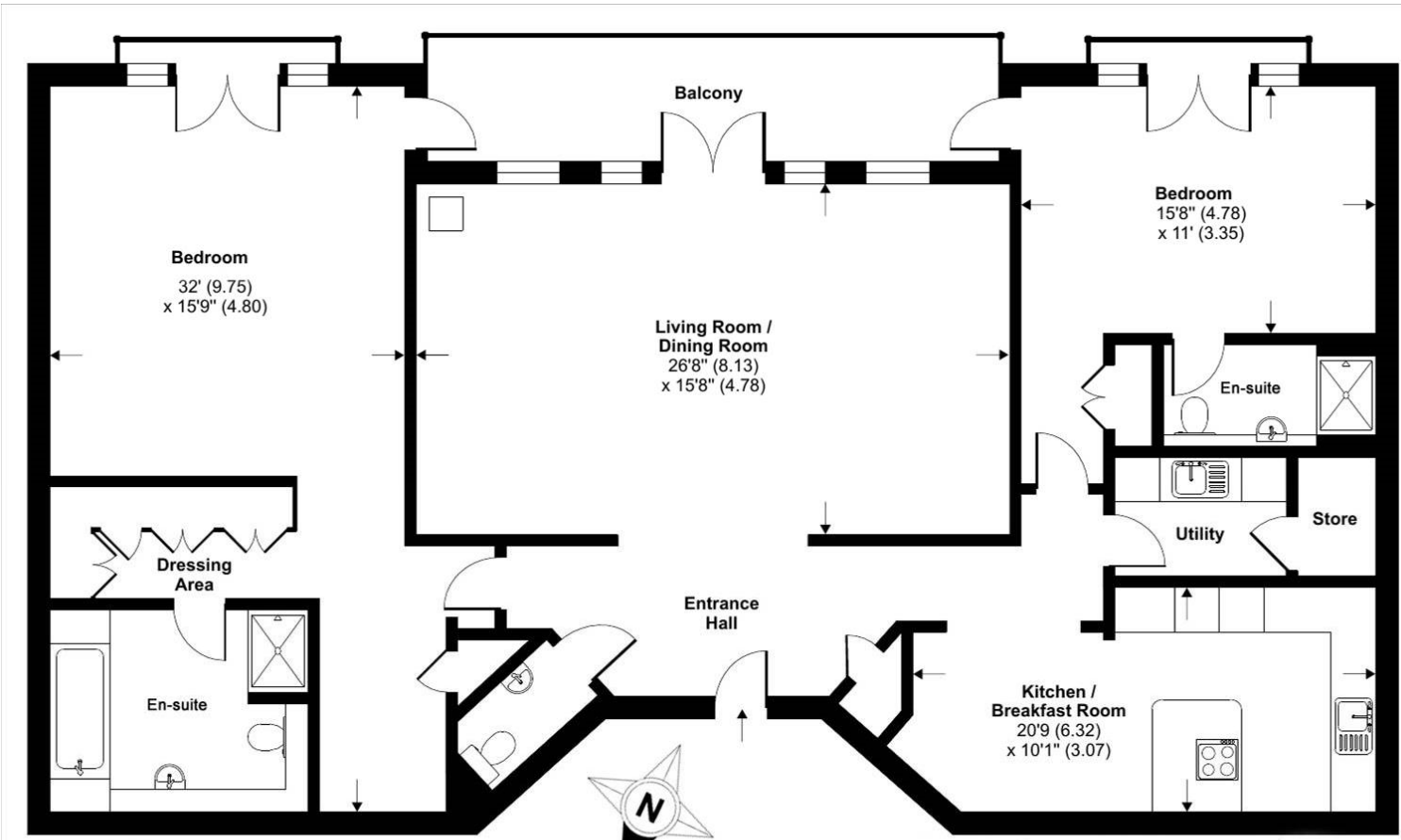
Local Authorities and Services

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

Directions

From Forest Row take the B2110 Hartfield Road and after about ¼ mile turn right into Chapel Lane. Proceed to the top of the hill, bear to the right and Ashwood Court will be found on the right.





THIRD FLOOR

RICS Certified Property Measurer

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2021. Produced for Humberts. REF: 1043347

For identification only - Not to scale

Tenure

Leasehold 125 years from 1/7/2003. Ground rent £400 pa. Service charge 1/7/23 to 30/6/24 £3,481.88.

Local Amenities & Communications

The A22 runs through the centre of the village providing good access to the 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. The Ashdown Forest is the largest free public access space in the South East. It is a great place for walking and enjoying spectacular views over the Sussex countryside.



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