



Highfields

Forest Row, East Sussex. RH18

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A Edwardian semi-detached cottage situated in this private no through lane close to the centre of this popular village.

- Sitting room
- Dining room/kitchen
- Bathroom
- 3 bedrooms
- Garden with lawn and terrace
- Garden room
- Garden shed



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		83
(69-80) C		
(55-68) D		
(39-54) E	48	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	



Property

The front door opens into a lobby with the sitting room and the dining room either side. The sitting room has exposed beams, an open fireplace with cupboard to one side with shelving above. The dining room/kitchen has a quarry tiled floor, window seat, Belfast sink and an old Rayburn. Beyond is a bathroom, utility area and a separate WC.

Upstairs is a landing which provides access to 2 bedrooms, one with a fireplace and the other with a built in bed. On the second floor is bedroom 3 with the gas fired boiler.

Outside

There is a small front garden. The main garden is at the rear with a paved seating area and steps to the lawn. Within the garden is an acer, apple tree and bamboo. At the end of the garden is a garden room/summerhouse and a garden store.

Tenure, Local Authorities and Services

Freehold. All mains services. Gas fired central heating. Wealden DC: 01892 653311. East Sussex CC: 03456080190. Council tax band D.

Directions

From the centre of Forest Row head south on the A22 and Highfields is the first turning on the left from the mini roundabout. The cottage will be found towards the end on the right.

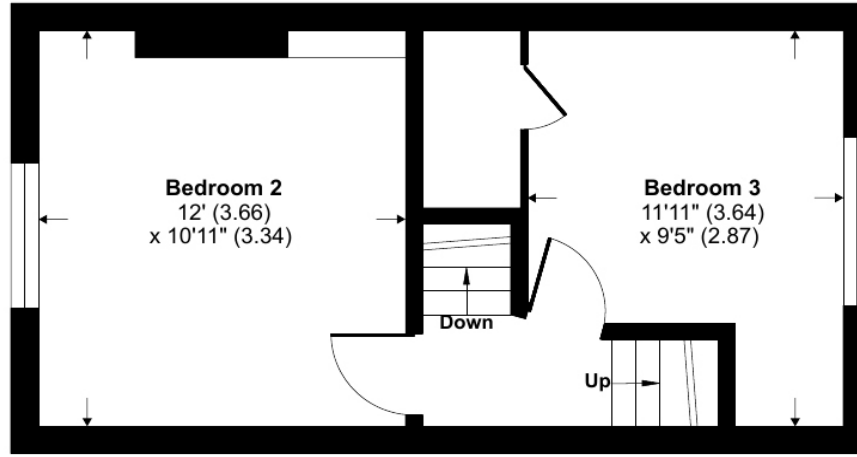


Local Amenities & Communications

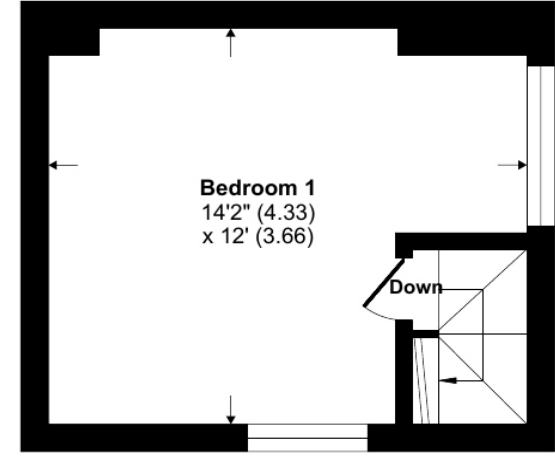
The A22 runs through the centre of the village providing good access to M25 and London. The railway station at East Grinstead offers services to London Bridge/Victoria in about 54 minutes. Gatwick is about 13 miles away.

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.

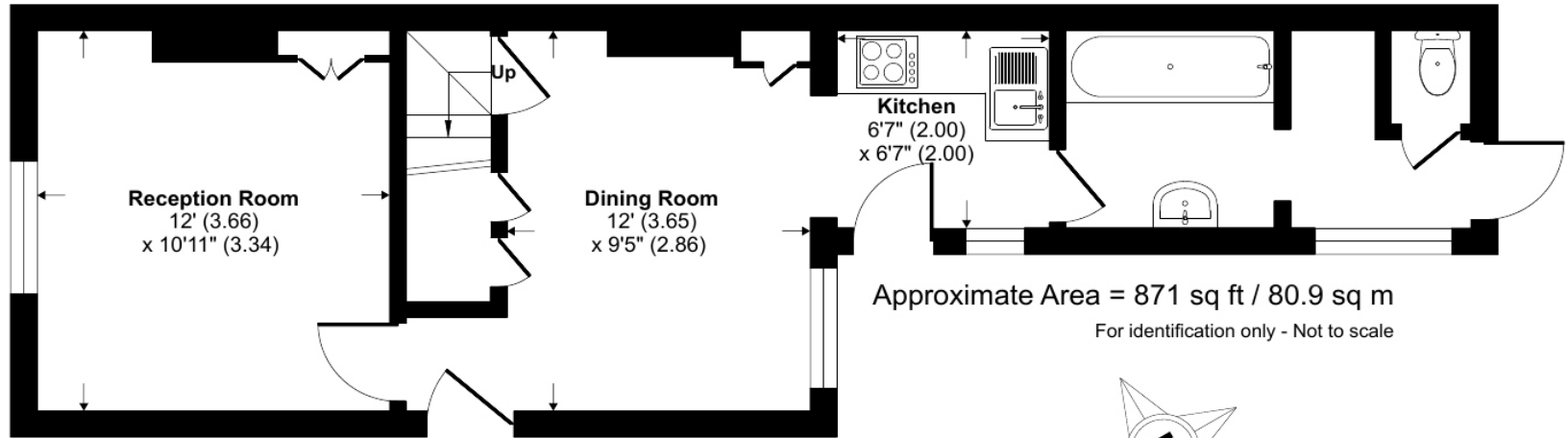
The Ashdown Forest which is at the end of the close is the largest free public access space in the South East and is a great place for walking and enjoying spectacular views over the Sussex countryside.



FIRST FLOOR



SECOND FLOOR



GROUND FLOOR

Approximate Area = 871 sq ft / 80.9 sq m
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for Humberts. REF: 1130095

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