



London Road

Forest Row, East Sussex. RH18

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A grade II listed 18th century end of terrace cottage situated close to the centre of this highly sought after village.

- Entrance lobby
- Sitting room
- Dining room
- Kitchen

- 3 Bedrooms
- Bathroom
- Separate WC
- Study

- Garden with lawn and terrace

- Outbuildings including lean to stores (in need of attention) and former greenhouse now a garden shed



Property

The front door is to the side of the property and opens into a lobby with staircase and doors to reception room with 2 bay windows and wood panelling and the other into the dining room which has cupboards, an open fire and gas boiler. Beyond is the kitchen with fitted units, worktops, 2 ring gas hob, oven, under stairs cupboard and doors to garden.

On the first floor are 2 bedrooms, family bathroom and a separate WC. On the second floor is a further bedroom off which is a study, but could be used for a number of different purposes.

Outside

At the front of the cottage are wrought iron railings and brick path to the door. A shared brick path leads around the side where there is the front door and to the back, giving access to 4 Rose Cottage. At the rear the garden is enclosed with seating area, lawn, 3 dilapidated lean-to stores and a former greenhouse now used as a garden shed. Beyond is a further lawn with apple tree and overlooks farmland. There is no parking.

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 our office head north on the A22 towards East Grinstead. The cottage is at the end of the first terrace on the left as you leave the village about 150 metres from our office.

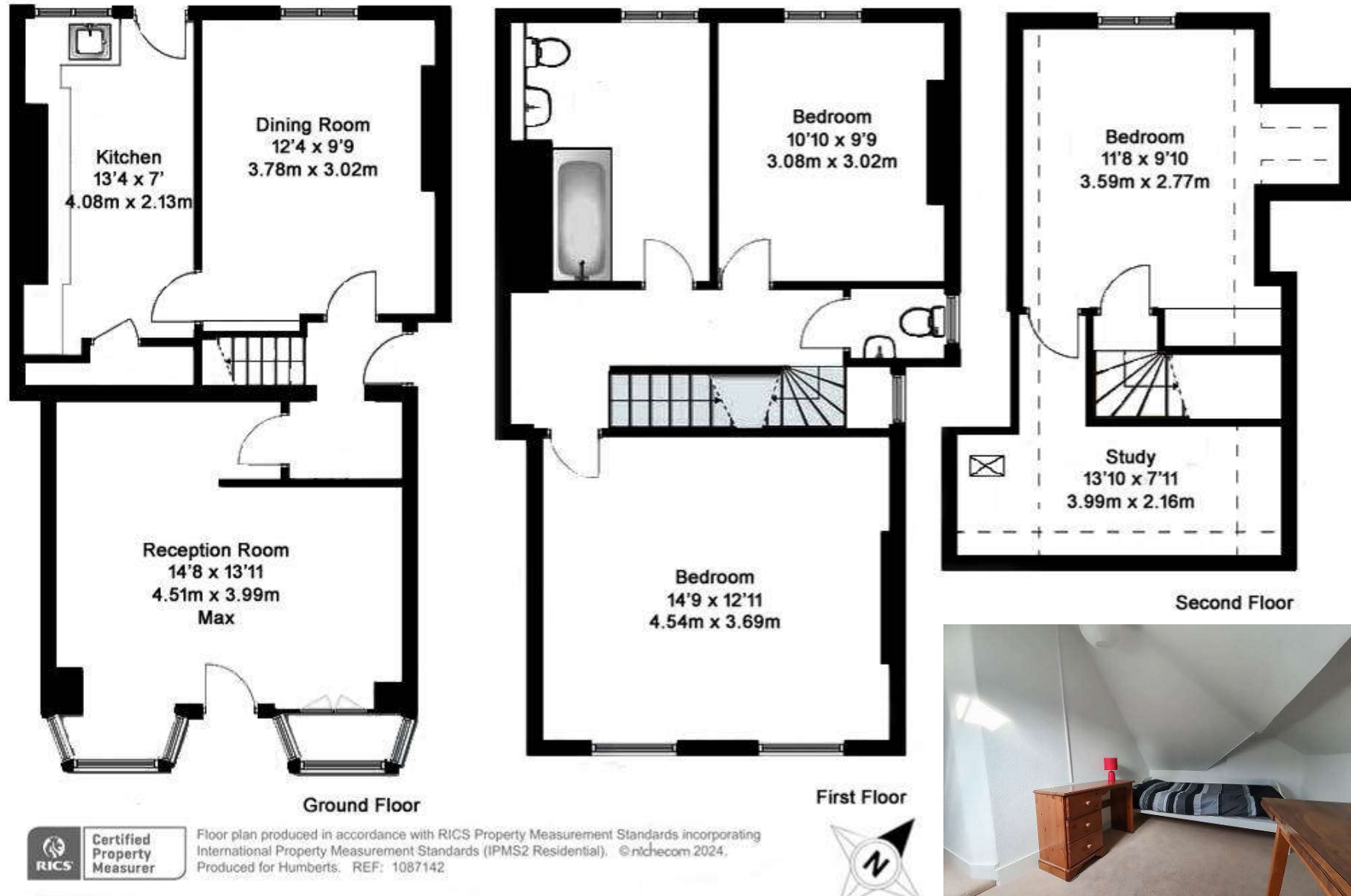


Local Amenities & Communications

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 excellent 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, including Michael Hall School.

The 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.



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