



# Highfields

Forest Row, East Sussex. RH18

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A charming end of terrace cottage situated in this private no through lane close to the centre of this popular village.

- Sitting room
- Kitchen/breakfast room
- 2 Bedrooms
- Bathroom
- Garden with lawn and terrace
- Studio
- Garden shed
- Greenhouse
- Parking space



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		<b>85</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>62</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	

## Property

The front door opens into the sitting room with wood burning stove, cupboard to one side housing boiler and an under stairs cupboard. The kitchen/breakfast room has a wooden floor, fitted wall and floor units, woodblock worktops, 4 ring gas hob, oven, dishwasher and bifold doors to outside.

On the first floor is a family bathroom and a bedroom. The principal bedroom is on the second floor with some delightful views.

## Outside

At the front of the house is a parking space. A shared path leads around to the back, giving access to 2 other properties. The garden is to the rear and is south facing with a seating area, garden store and greenhouse/potting shed. A path leads up the garden, to one side is a fence with espaliered fruit trees, while the other is a small lawn with apple tree and water feature.

At the back of the garden is a studio, which could be used for a number of purposes including a home office. It has a decked seating area with pergola over clad with vine, a studio room and a shower room.

## 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.



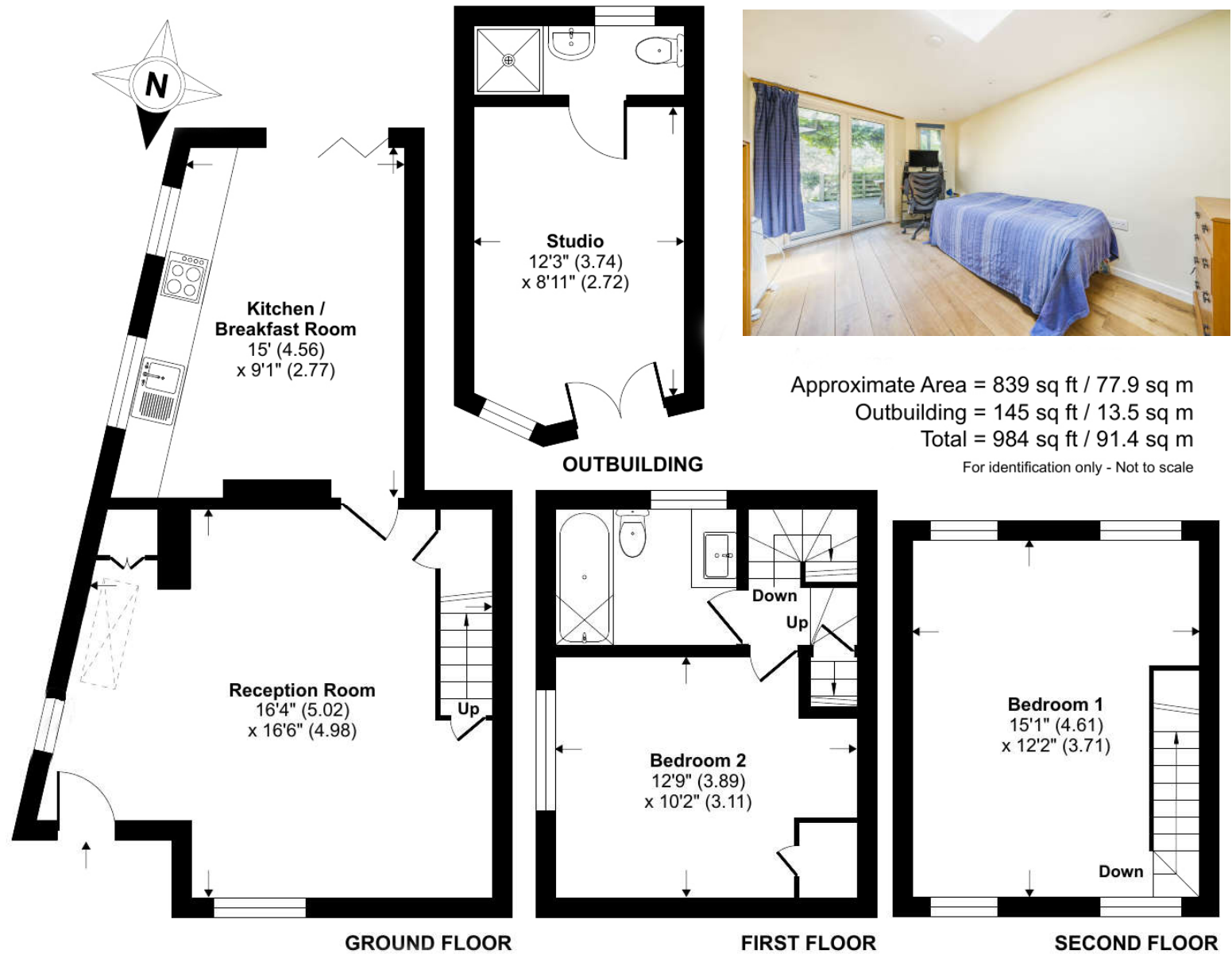


### Local Amenities & Communications

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.



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © n1che.com 2024. Produced for Humberts. REF: 1162209

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