



# Horsted Lane

Sharpthorne, West Sussex. RH19

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A beautifully presented mid-terrace cottage situated in a rural setting with an attractive garden.

- Hall
- Open plan kitchen/sitting/dining room
- Shower room
  
- Landing
- 3 Bedrooms
- Family bathroom
  
- 2 parking spaces
- Additional parking
- Garden with lawn, terrace and borders





## Property

The front door opens into the entrance lobby with door to the hall. There is a wonderful open plan kitchen/sitting/dining room. The sitting area has a laminate floor and a corner fireplace. The dining area and kitchen has a tiled floor, French doors to the garden, Rayburn (not working), fitted floor and wall units, peninsula unit, granite worksurfaces, 4 ring ceramic hob, oven and dishwasher. There is also a well-appointed shower room.

Upstairs is a landing with access to the roof space. There are 3 good sized bedrooms, one with built in cupboards and a well-appointed family bathroom.

## Outside

In front of the cottage is a brick paved drive for 2 cars and just down the lane at the end of the terrace is a further parking area for 3 cars. The attractive garden is to the rear with an outside store attached to the cottage, paved terrace and seating area. A path with weeping cherry arch, flanked by lawn with specimen trees, leads to the bottom of the garden. Here there is a gravelled area, water feature, garden store and a decked pergola. There is right of way over the neighbour's garden for access to the rear garden.

## Tenure, Local Authorities and Services

Freehold. Mains water and electricity. Shared private drainage. Oil fired central heating. Mid Sussex DC 01444 458166. West Sussex CC 02143 777100. Council tax band D. EPC band E. Internet: Fibre to the property.

## Directions

From our office in Forest Row turn right into Priory Road towards Sharpthorne. Just before Sharpthorne turn left into Horsted Lane towards Horsted Keynes. The cottage will be found on the left just before Ravenswood.



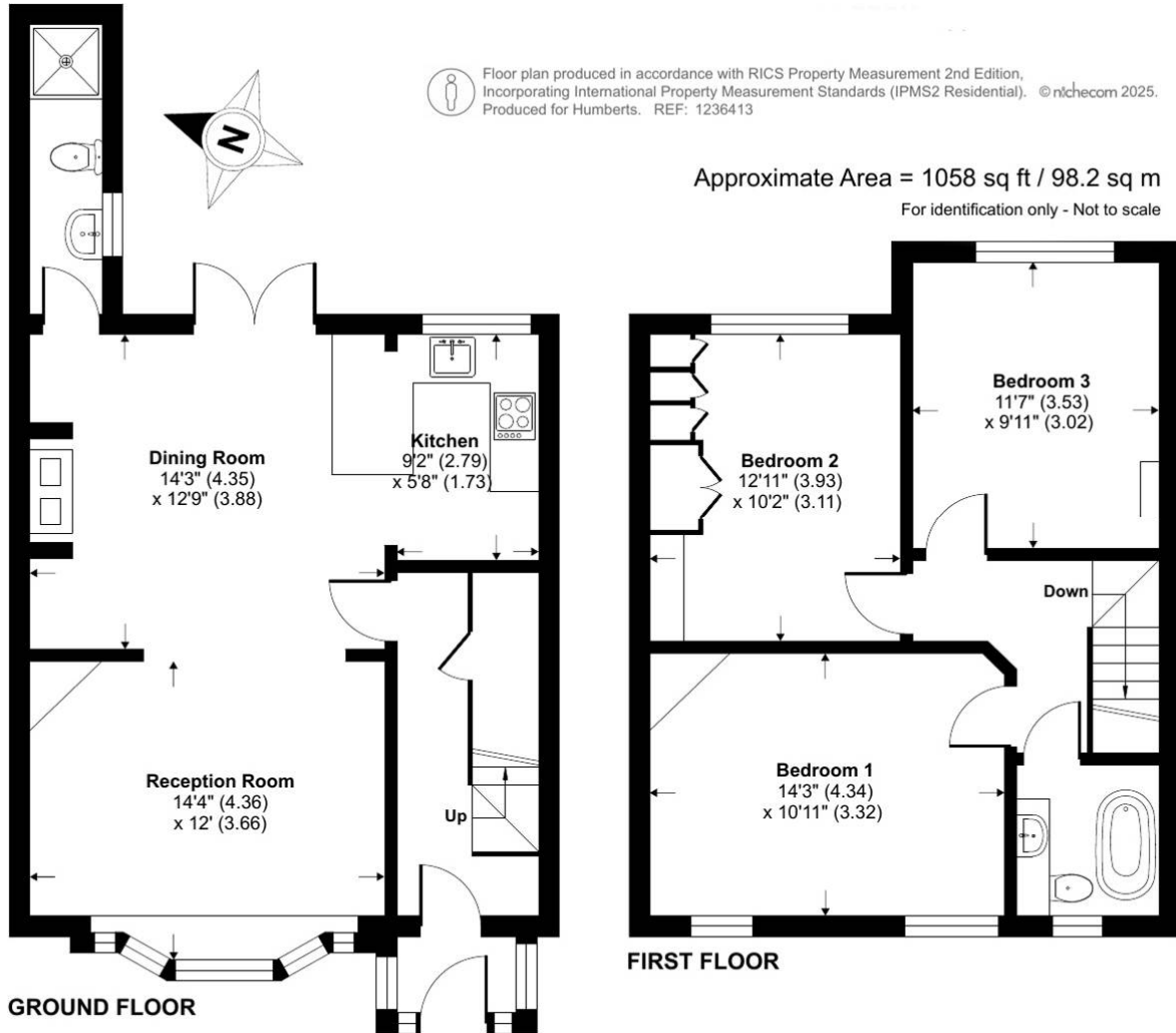


## Local Amenities & Communications

Situated between the villages of Sharpthorne and Horsted Keynes, both of which have some local amenities. More extensive facilities are available in Forest Row (3½ miles) and East Grinstead (4 miles).

There are mainline train services from East Grinstead and Haywards Heath to London Bridge/Victoria in less than an hour. Gatwick Airport is about 13 miles away, with the Gatwick Express providing an additional train service to London Victoria. The M23 gives access to Gatwick

Airport, London, the coast, M25 and the national motorway network. Ashdown Forest which is close by 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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