



Lewes Road

Forest Row, East Sussex. RH18

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A charming mid terrace cottage situated on the edge of the village with views over farmland

- Hall
- Sitting room
- Dining room
- Kitchen
- Rear lobby
- Separate WC
- Landing
- 2 bedrooms
- Bathroom
- Study/nursery
- Attached garden store
- Garden with terrace and borders



| Energy Efficiency Rating | | |
|---|----------------------------|-----------|
| | Current | Potential |
| Very energy efficient - lower running costs | | |
| (92+) A | | |
| (81-91) B | | 88 |
| (69-80) C | | |
| (55-68) D | 68 | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| Not energy efficient - higher running costs | | |
| England, Scotland & Wales | EU Directive 2002/91/EC | |

Property

This well-appointed Victorian terraced cottage is a short distance from the centre of the village. The front door opens into the hall with staircase. The sitting room has a fireplace with a gas fire (disconnected). The dining room has a fireplace. The kitchen has fitted floor units, worksurfaces, sink and cupboard housing the gas boiler. Beyond the kitchen is a rear lobby and a separate WC.

Upstairs is a landing with access to the roof space. There are 2 bedrooms, both of which have fitted wardrobes and fireplaces. There is also a study/nursery and a well-appointed bathroom with a shelved airing cupboard housing the hot water tank.

Outside

At the front of the cottage are wrought iron railings and a short brick path to the front door. The garden is to the rear with a paved seating area and borders. There is also an attached garden store. At the end of the garden is a lovely view over the meadow. The cottage has a pedestrian right of way over the neighbouring garden. The cottage has no parking.

Tenure, Local Authorities and Services

Freehold. All mains services. Gas fired central heating. Wealden District Council: 01892 653311. East Sussex County Council: 03456080190. Council tax band D. Internet: Fibre to the property.

Directions

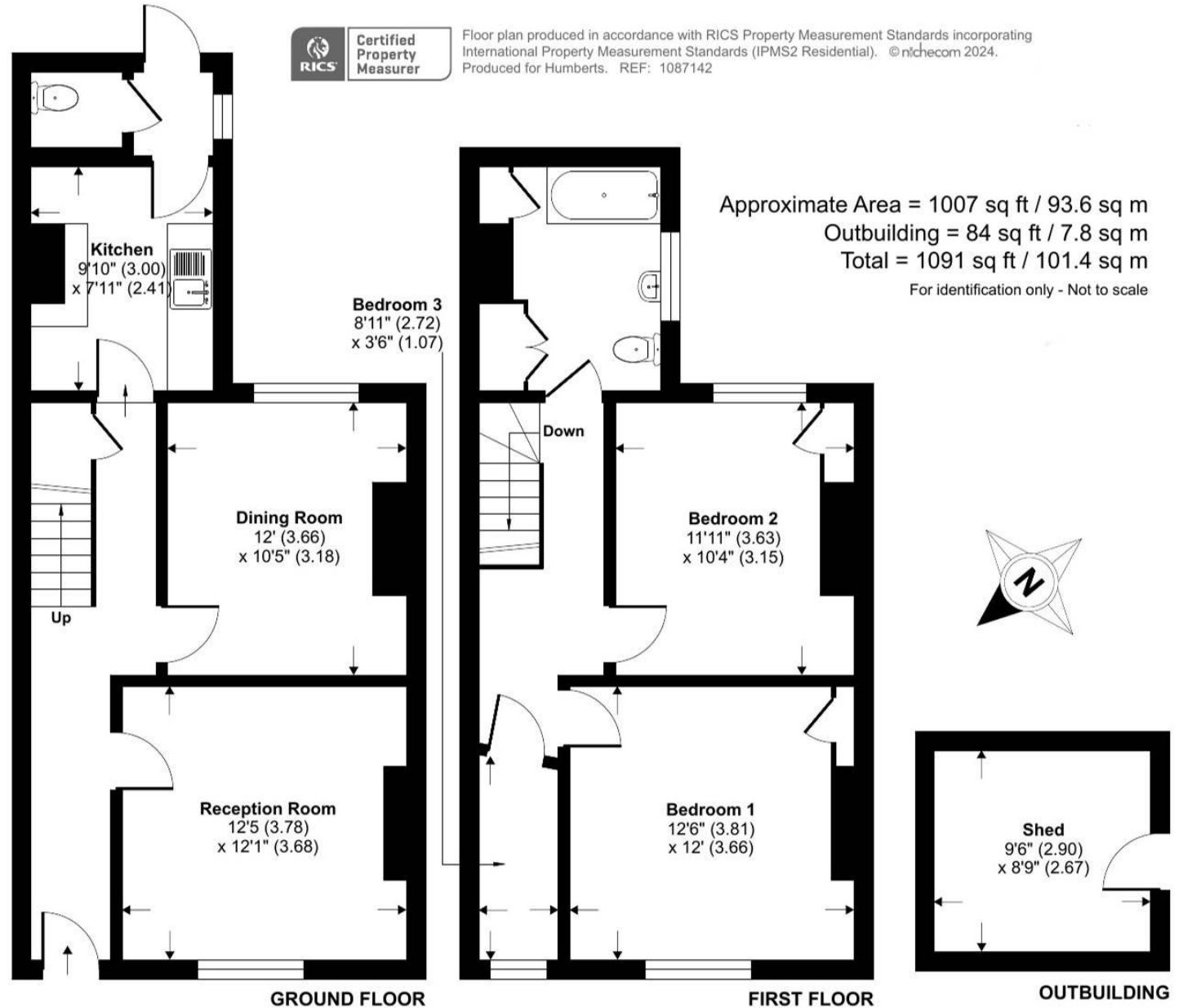
From our office head north on the A22 towards East Grinstead. The cottage is the second to last cottage on the right as you leave the village about 150 meters from our office.



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 including 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 which is within walking distance. 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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