



Local to you - contactable when you need us

 **KMJProperty**
Your local independent Estate Agent

Oakwood Park, Hartfield Road, Forest Row RH18 5DZ
£235,000

1 1 2



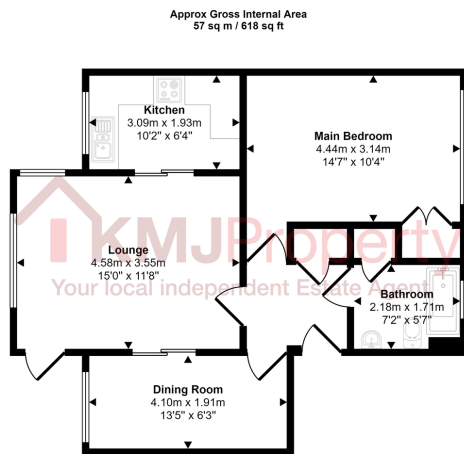
Introducing this charming retirement home suitable for over 60s in the village of Forest Row. This charming property offers 1 bedroom and 1 bathroom, perfect for those looking for a comfortable and low-maintenance living space. Upon entering, you are greeted by a spacious and bright lounge area, offering the perfect opportunity to put your own personal touch. The lounge seamlessly connects to a back outdoor area, ideal for enjoying the fresh forest air.

Through sliding doors, you will find a well-equipped kitchen with ample storage space, tiled splash back walls, and plenty of counter space for meal preparation. Additionally, there is a versatile dining area that can also be used as a spare bedroom for guests. The double bedroom is light-filled and comes with built-in storage for added convenience. The property is completed by a bathroom featuring a WC, sink basin, and an electric shower over the bath.

Through-out the property you are equipped 24-hour alarm call service for the added safety if needed. Parking is made easy with allocated parking right outside the home. Leasehold- 63 Years remaining on the lease
Service charge is £395.93 per month
Ground Rent- £50 Per Year

The development is situated in the village of Forest Row and has bus transport links to the coast and nearby towns, including East Grinstead where you can get the train to London, an hour away. The local shops are within walking distance and include supermarkets, post office, library, petrol station, award-winning fish shop and organic farm shop. There is a doctor's surgery and dentists in Forest Row within walking distance. Other local amenities include the nearby Ashdown Forest, Friday night cinema showings, amateur theatre productions & choirs, choices of art and exercise classes, good restaurants & cafes, and the monthly village and Steiner school markets. In addition to each individual private property, at Oakwood Park we provide a communal lounge, well maintained landscaped gardens, and adequate parking spaces. For those times when you might like to be more sociable and meet up with others, there are some social activities and events including coffee mornings, art group, film club, Scrabble afternoons, gardening club, monthly buffet lunch, Thursday evening get together and occasional outings. Council Tax Band D, EPC C





Floorplan

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

- 1 Double bedroom
- Spacious
- Allocated parking
- Leasehold
- Council Tax Band D
- Ground floor
- 24-hour alarm call service
- Versatile dining area
- Communal lounge
- EPC C

