



Cottage (EPC Rating: )

# 2 HIGHGATE GREEN COTTAGES TOMTITS LANE, FOREST ROW, RH18 5AT

# £2,000

# 3 Bedroom Cottage located in Forest Row

\*\*\* NEWLY REFUBISHED // POPULAR LOCATION // CHARMING COTTAGE \*\*\*

This newly refurbished cottage in the ever popular area of Forest Row has 2 double bedrooms, a large open living/kitchen space, a separate reception room (ideal for a home office, dining room or guest bedroom) and beautiful gardens to the front & rear.

This property would make an ideal home for a professional couple or young family looking to live the quiet life away from the City!

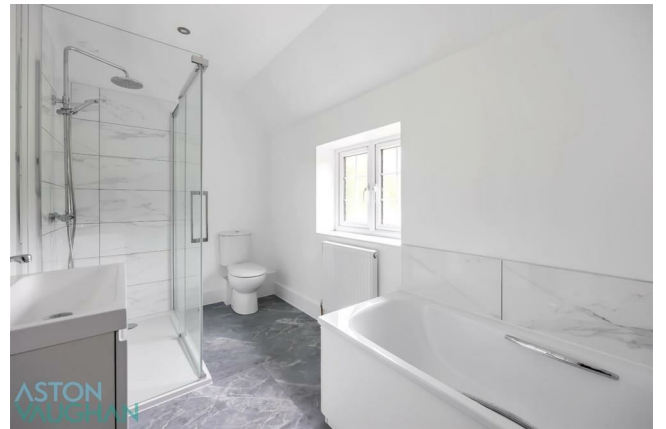
## Location

Home to around 5,000 people, the East Sussex village of Forest Row is a vibrant village with plenty of beauty & charm, as well as a unique atmosphere. Properties in this area are extremely because of its fabulous combination of beautiful houses, schools, sports clubs and facilities, sailing and fishing at Weirwood Reservoir, golfing at Royal Ashdown Golf Club, cycling along the Forest Way, and 6400 acres of Ashdown Forest to explore.

In Forest Row, quirky shops and places to eat including independent coffee shops offering delicious home-made cake, a health food shop and deli, Hop Yard Brewing Company with Yard Yoga, smoothies and coffee, the award-winning Fine & Scandi Scandinavian Street Kitchen, galleries, and alternative therapy centres add a very special atmosphere to the village.

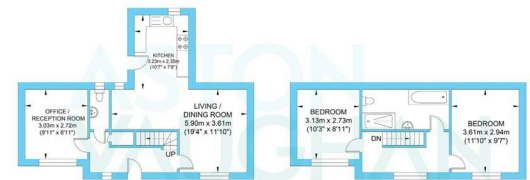


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### Tomtits Lane

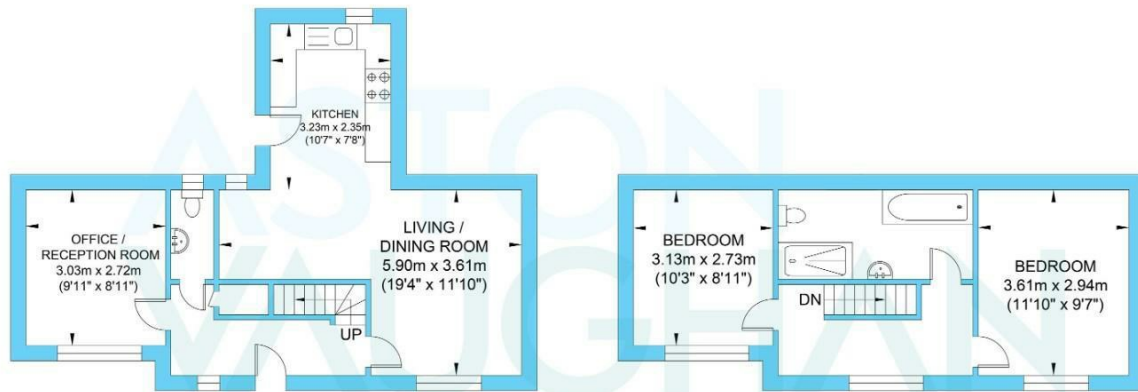


Ground Floor  
 Approximate Floor Area  
 439.36 sq ft  
 (40.82 sq m)

First Floor  
 Approximate Floor Area  
 357.68 sq ft  
 (33.23 sq m)

Approximate Gross Internal Area = 74.05 sq m / 797.06 sq ft  
 Illustration for identification purposes only, measurements are approximate, not to scale.

# Tomtits Lane



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439.38 sq ft  
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Council Tax Band

Energy Performance Graph

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

Call us on

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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.