



Residential Investment With Secure Tenant

7 Spring Meadow
Forest Row, RH18 5AY

Investment, Residential
FOR SALE

442.01 sq ft
(41.06 sq m)

- Semi-detached cottage adjacent to Ashdown Forest
- Parking to front
- Rear Garden
- Close to village centre

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Summary

| | |
|----------------|--|
| Available Size | 442.01 sq ft |
| Price | Offers in the region of £240,000 |
| Business Rates | Upon Enquiry |
| VAT | To be confirmed. The properties may be elected for VAT and therefore VAT may be payable on the terms quoted. |
| Legal Fees | Each party to bear their own costs |
| EPC Rating | Upon enquiry |

Description

An opportunity to purchase this two bedroom semi-detached cottage adjacent to Ashdown Forest with off road parking to front and rear garden.

Accommodation

The accommodation comprises the following areas:

| Description | sq ft | sq m |
|----------------------------------|---------------|--------------|
| Ground Floor Living Room | 135 | 12.54 |
| Ground Floor Kitchen | 68 | 6.32 |
| Ground Floor Bathroom unmeasured | 0.01 | - |
| First Floor Bedroom | 146 | 13.56 |
| First Floor Bedroom 2 | 93 | 8.64 |
| Total | 442.01 | 41.06 |

Location

Situated off an unmade road on the south side of the village close to Ashdown Forest. The village centre is approximately half a mile with the nearest main line railway station being East Grinstead.

Terms

Offers are invited in the region of £240,000 for the freehold interest of the property (subject to existing tenancy).

Tenancy

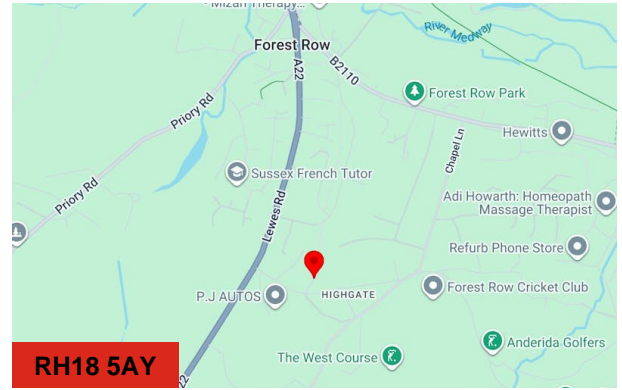
The property is subject to a tenancy agreement commencing in 1973 to a private individual. Under the terms of the agreement, the landlord undertakes to maintain the roof and structure of the building, to carry out external decorations and to insure the premises against fire. The tenant is responsible for Council Tax, water rates and other outgoings and will carry out internal decoration and maintain the gardens. The property is the subject to a rental level of £600 per calendar month (£7,200 per annum), effective from May 2024 for a period of two years. From May 2026 the rent increases to £720 per calendar month (£8,640 per annum) for three years before a further review on or after May 2029.

EPC

To be applied for

Council Tax Band

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Viewing & Further Information



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