



Hartfield Road, Forest Row

East Sussex

Guide Price £675,000

Description

A rare opportunity to acquire a character cottage in the heart of Forest Row with internal office/ studio/shop. The accommodation is well presented throughout with a wealth of character features. The ground floor comprises entrance hall, family room, bedroom three, kitchen and cloakroom. The first floor consists of large living room, two bedrooms and bathroom. In addition, there is also a basement providing storage. The shop has the potential to be incorporated into the main dwelling (subject to planning permission).

Outside the property benefits from a balcony and courtyard garden/parking area to the rear.

EPC Rating: D

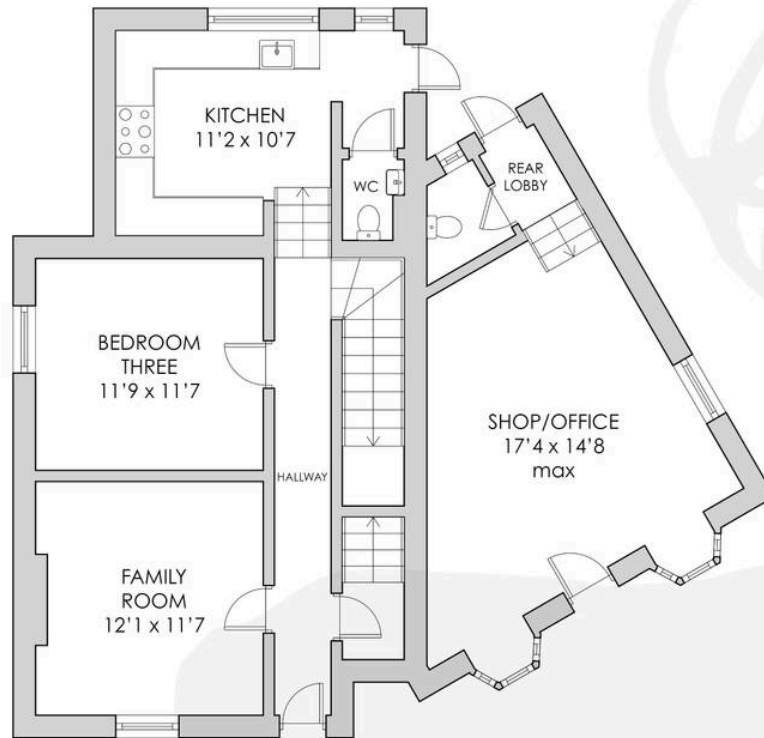
Key Features

- Versatile & Well Presented
- Self Contained Shop/Office
- Refitted Kitchen
- Parking/Courtyard Area
- The Heart of Forest Row
- Viewings Highly Recommended
- No Ongoing Chain

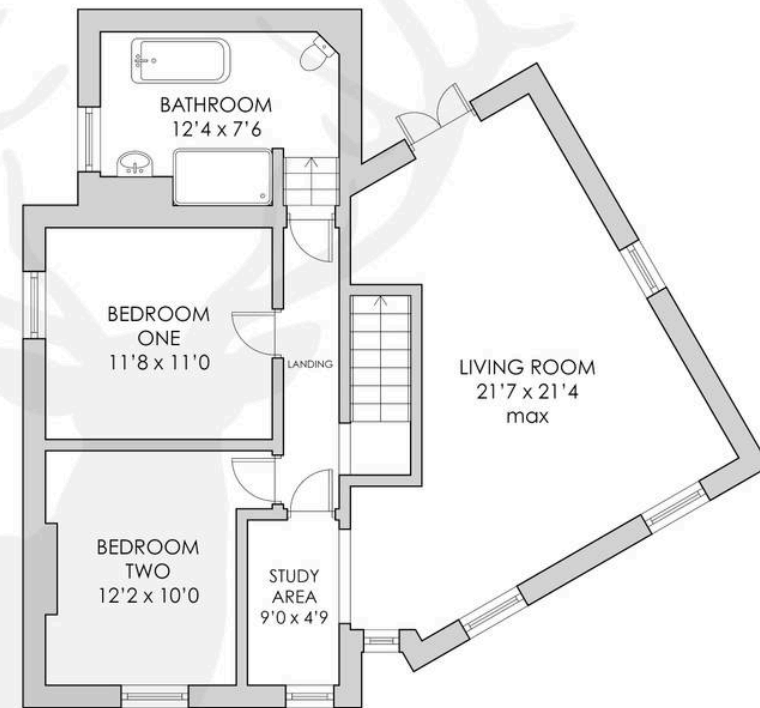
Location

The property is located in Forest Row, in the centre of the village, which offers a wide range of shops, restaurants and public houses that cater for everyday needs. Michael Hall School, the Ashdown Forest and local primary school are also within easy reach. East Grinstead train station is approx. 3.6 miles offering frequent services to East Croydon, Clapham Junction, London Bridge and London Victoria. London Gatwick is around 12.5 miles whilst the M25 is approx. 14.5 miles away. Private and specialist schools can be found in Forest Row, Turners Hill, Lingfield and Worth, all of which are within 10 miles.

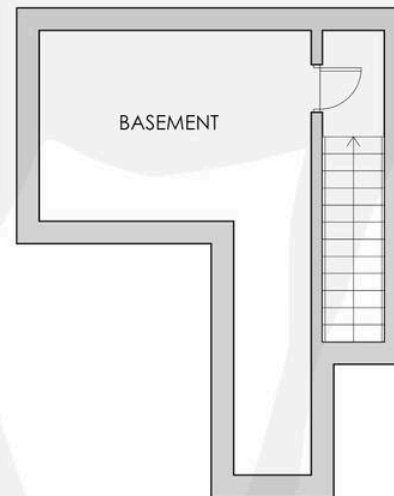




Ground Floor



First Floor



Basement

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Ref 10000
This plan is for layout guidance only.
Not drawn to scale, unless stated.
Windows and door openings are
approximate.
Whilst every care is taken in the
preparation of this plan, please check
all dimensions, shapes and compass
bearings before making any decisions
reliant upon them.







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