



**COLE'S**  
ESTATE AGENTS

Oakwood Park  
Hartfield Road  
Forest Row  
East Sussex

**Asking Price £190,000**

- FIRST FLOOR •
- CLOSE TO VILLAGE CENTRE •
- WELL PRESENTED •
- BEDROOM/DINING ROOM •
- NO ONGOING CHAIN •

A first floor retirement apartment in a quiet location within easy reach of the village centre offering well presented accommodation including living room with small balcony, dining room/bedroom two, bedroom and bathroom.

The property is offered to the market with no ongoing chain.



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## ACCOMMODATION

**COMMUNAL ENTRANCE** The property is accessed via communal entrance with telecom entry system, stairs to first floor, wooden door to:

**ENTRANCE HALL** Telephone entry handset, radiator, cloaks cupboard with hanging rail and shelving, loft hatch, doors to bedrooms, bathroom and glazed door to:

**LIVING ROOM** Triple aspect with wooden double glazed windows to side and rear which enjoy the afternoon sun and double glazed door to side leading to small **BALCONY** area with wooden balustrade, television point, telephone point, radiator, double sliding doors to bedroom two/ dining room, sliding doors to:

**KITCHEN** Wall and base units with contrasting work surfaces incorporating ceramic sink and drainer with mixer tap, cooker with double oven and 4 ring gas hob, space for fridge, space and plumbing for washing machine, part tiled walls, floor standing boiler, wooden double glazed window to rear.

**BEDROOM ONE** Large double bedroom with wooden double glazed window to front which enjoys the morning sun, radiator, built in wardrobe with hanging rail and shelving.

**BEDROOM TWO/DINING ROOM** Wooden double glazed window to rear, radiator.

**BATHROOM** Refitted suite comprising of panel bath with electric shower over, low level wc with concealed cistern, pedestal wash hand basin, part tiled walls, radiator, mirror, wall light with shaver point, obscure wooden double glazed window to front, airing cupboard housing the hot water cylinder and slatted shelving area.

**COMMUNAL FACILITIES** Communal gardens and communal parking area. Oakwood Park also benefits from a communal lounge in the main building where weekly coffee mornings and weekly lunches are held.

## KEY INFORMATION

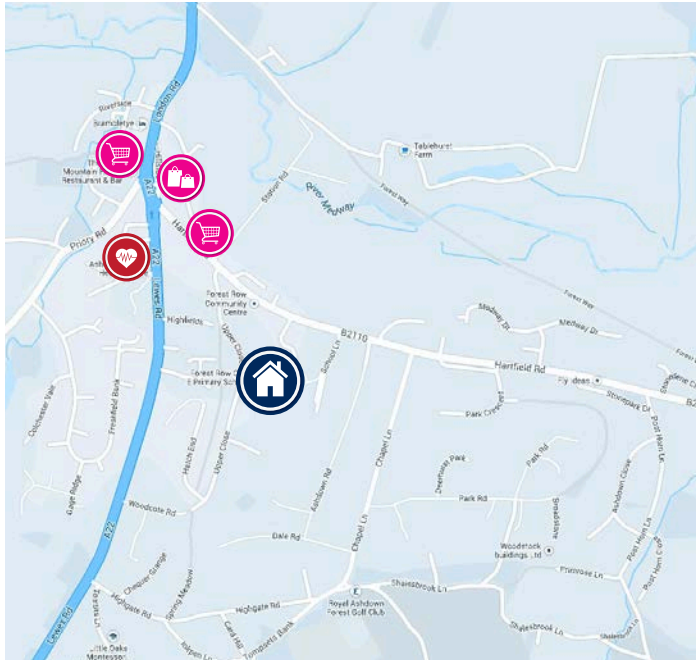
Internal Area	635 sq ft
Max Broadband	67 Mbps
Tenure	Leasehold
EPC Rating	C - 72
Local Council	WEALDEN
Council Tax Band	D
Amount per annum	£2,163



## LOCATION

The centre of Forest Row, Golf Course and Forest Way are all within walking distance. The village offers a wide range of shops, restaurants and public houses that cater for every day needs. East Grinstead is only 4 miles away and offers a comprehensive range of shops and supermarkets as well as a mainline station with frequent services to London Victoria and London Bridge.

## NEARBY



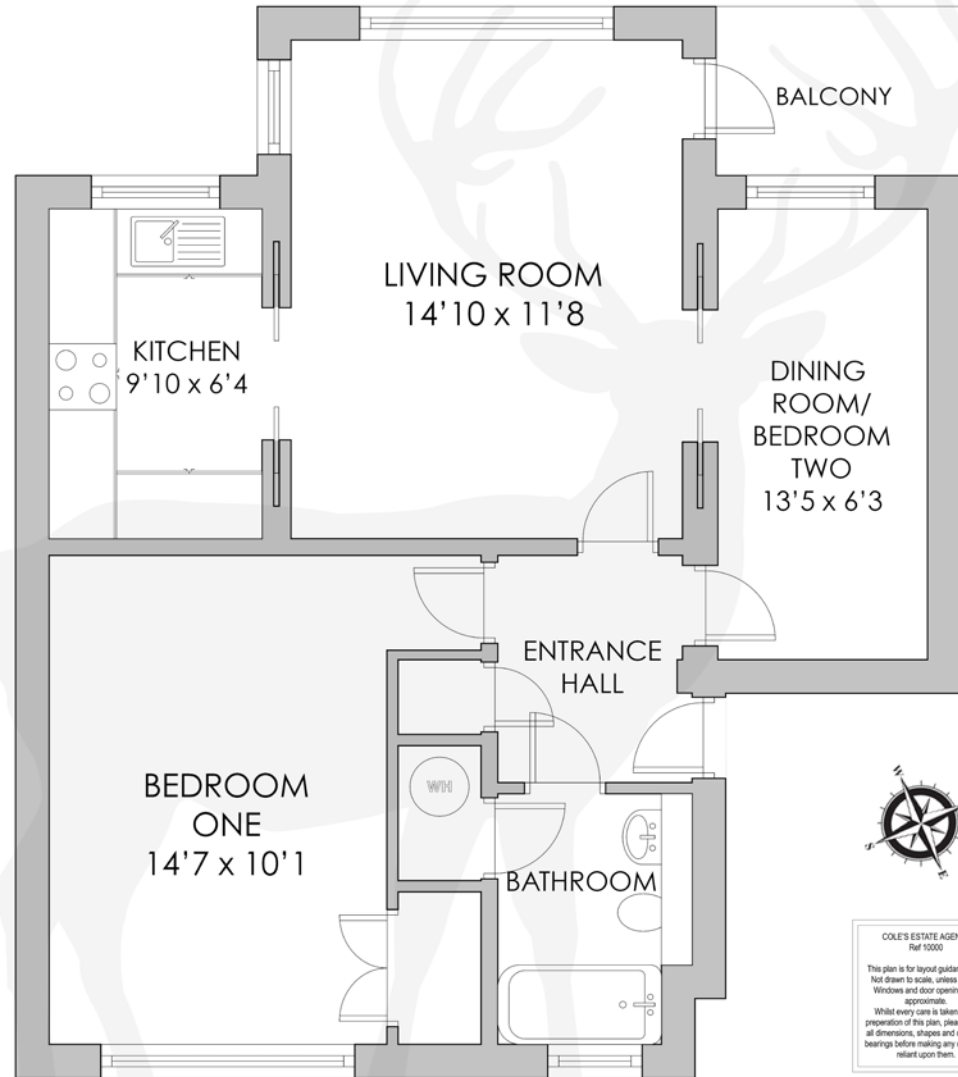
### AMENITIES

Village Centre 0.2 miles  
Mini Supermarket 0.2 miles  
Doctors 0.3 miles  
Community Centre 0.1 miles

### NEARBY TOWNS

East Grinstead 4.0 miles  
Tunbridge Wells 12.3 miles  
Crowborough 9.3 miles  
Brighton 25.3 miles

## FLOOR PLAN



First Floor



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Ref 1000  
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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