

£275,000

5 Stonedene Close, Forest Row



- Two Double Bedroom Maisonette
- Split Level
- Stylish Kitchen
- Lounge
- Utility Area
- Family Bathroom
- Garden
- Cul-de-sac Location

For further information contact Garnham H Bewley:

Tel: 01342 410227 | Email: eastgrinstead@garnhamhbewley.co.uk



5 Stonedene Close, Forest Row RH18 5DB

Garnham H Bewley are pleased to present to the market this spacious split level maisonette which has been tastefully modernised by the current owners to provide a light and stylish living and space and set within a cul-de-sac in the ever popular village of Forest Row offering great access to the Forest Row way with its beautiful scenic walks. The accommodation currently boasts lounge, kitchen, two double bedrooms, bathroom and garden. Internal viewings come highly recommended to fully appreciate this great example of a split level maisonette.

The ground floor consists front door with stairs leading to the first floor with entrance hall which is currently utilised as an utility area with window to the side aspect. The kitchen has been fitted with a range of wall and base level units with areas of work surfaces, cooker, gas hob with extractor hood above, space for fridge/freezer and window overlooking the rear garden. The lounge is set to the front of the property with door providing access to the second floor. The second bedroom overlooks the rear with built in wardrobe and storage cupboard. The family bathroom has been fitted with a panel enclosed bath with mixer taps, shower point and glass screen, wash hand basin, low level W.C., heated towel rail and window to the side aspect.

The second floor consists of the master bedroom with dormer window to the front aspect and built in wardrobes.

Outside there is the garden which is mainly laid to lawn with a range of mature shrubs and borders and is split with the ground floor and currently the boundary fence has been removed but could be reinstated.

Insurance £142.78

Management costs £15.28

Ground Rent £10

Lease Length: 89 years remaining

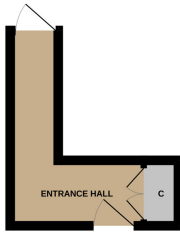
Council Tax: 'B' £2,054.78 (2024/25)



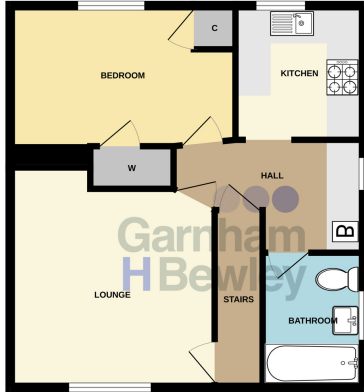
For further information contact Garnham H Bewley:
Tel: 01342 410227 | Email: eastgrinstead@garnhamhbewley.co.uk

Accommodation

GROUND FLOOR
65 sq.ft. (6.1 sq.m.) approx.



1ST FLOOR
505 sq.ft. (46.9 sq.m.) approx.



2ND FLOOR
181 sq.ft. (16.9 sq.m.) approx.



TOTAL FLOOR AREA : 752 sq.ft. (69.8 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Made with Metropix ©2024

First Floor First Floor

Entrance Hall/Utility Area

Kitchen

8' 4" x 7' 1" (2.54m x 2.16m)

Lounge

12' 6" x 10' 4" (3.81m x 3.15m)

Bedroom 2

14' 3" x 9' 2" (4.34m x 2.79m)

Bathroom

Second Floor Second Floor

Master Bedroom

12' 3" x 10' 2" (3.73m x 3.10m)

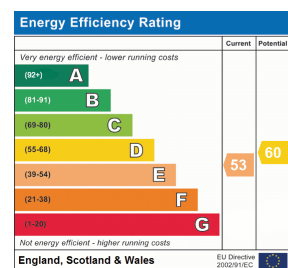
Outside

Outside

Garden



For further information contact Garnham H Bewley:
Tel: 01342 410227 | Email: eastgrinstead@garnhamhbewley.co.uk



All dimensions are approximate and are quoted for guidance only, their accuracy cannot be confirmed. Reference to appliances and/or services does not imply they are necessarily in working order or fit for the purpose. Buyers are advised to obtain verification from their solicitors as to the Freehold/Leasehold status of the property, the position regarding any fixtures and fittings and where the property has been extended/converted as to Planning Approval and Building Regulations compliance. These particulars do not constitute or form part of an offer or contract, nor may they be regarded as representations. All interested parties must themselves verify their accuracy. Where a room layout is included this is for general guidance only, it is not to scale and its accuracy cannot be confirmed

For further information contact Garnham H Bewley:
 Tel: 01342 410227 | Email: eastgrinstead@garnhamhbewley.co.uk