

Price:

£400,000

Garnham
H Bewley

6 Post Horn Lane, Forest Row



- Semi-Detached Family Home
- Two Double Bedrooms
- Fitted Kitchen
- Family Bathroom & Downstairs WC
- Large & Private Rear Garden
- Driveway Parking
- Sought-After Village Location
- No Onward Chain

For further information contact Garnham H Bewley:

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



6 Post Horn Lane, Forest Row, East Sussex RH18 5DD

Garnham H Bewley are delighted to offer for sale this two bedroom semi-detached house, conveniently located within walking distance of the heart of Forest Row village and the Forest Way Country Park.

The ground floor accommodation consists of a small entrance hall with stairs straight ahead and access to the lounge on the right, the lounge itself, kitchen across the rear and a lean-to with downstairs WC off the kitchen. The lounge is bright and airy with with a large window to the front aspect, there is a feature gas fireplace with a back-boiler. The kitchen has been fitted with a range of wall and base-level units, sink with drainer and cooker. It enjoys far-reaching views of the garden.

Upstairs, there are two double bedrooms. The master bedroom sits at the front of the property and easily accommodates a king size bed; there are built-in-wardrobes as well. Both bedrooms are complimented by the family bathroom which has been fitted with a low-level WC, wash-hand basin and panel-enclosed bathtub (with shower above). There is a large airing cupboard on the landing and access into the loft space.

Outside, the rear garden is far-stretching and mainly laid to lawn, it enjoys sun throughout the day and offers excellent potential to build a home office or studio (STPP). To the front, there is a paved driveway, secured by a timber gate.

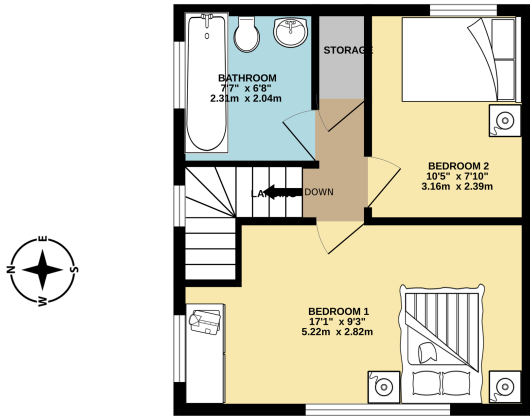


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Accommodation

1ST FLOOR
336 sq.ft. (31.2 sq.m.) approx.



Ground Floor:

Lounge:

14' 3" x 12' 4" (4.34m x 3.76m)

Kitchen:

14' 3" x 7' 4" (4.34m x 2.24m)

Lean-to:

7' 4" x 7' 1" (2.24m x 2.16m)

WC:

4' 0" x 2' 10" (1.22m x 0.86m)

First Floor:

Bedroom One:

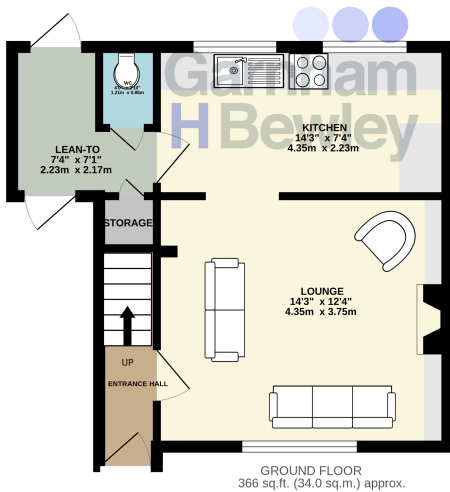
17' 1" x 9' 3" (5.21m x 2.82m)

Bedroom Two:

10' 5" x 7' 10" (3.17m x 2.39m)

Bathroom:

7' 7" x 6' 8" (2.31m x 2.03m)



6 POST HORN LANE - FLOORPLAN

TOTAL FLOOR AREA: 702 sq.ft. (65.2 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.
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Nearest Stations:

East Grinstead Station (3.7 miles)

Dormans Station (5.0 miles)

Cowden Station (5.2 miles)

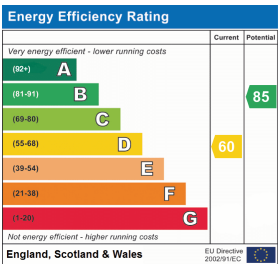
Nearest Schools:

Forest Row Church of England Primary School (0.5 miles)

Michael Hall School - Independent School (1.0 miles)

Ashurst Wood Primary School (1.6 miles)

Greenfields School - Independent School (1.4 miles)



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