



36 Post Horn Lane, Forest Row, RH18 5DD

£295,000

**MANSELL  
McTAGGART**  
Trusted since 1947

## 36 Post Horn Lane

A quiet well presented apartment, with no onward chain, set in a popular established lane within three quarters of a mile of Forest Row centre. Comprising a first floor apartment in a small block of only four the property is light, well decorated and has a spacious interior. It also has the benefit of an enclosed and sheltered garden to the front exclusively for use of the property and walkway to the rear with an allocated garage in block. Steps lead up to the front door, exclusively for the use of this particular property. Internally there are two double bedrooms, bathroom, and kitchen with fitted worktops, units and wall cupboards, fitted new washing machine. The lounge is to the front of the flat with lovely views to open countryside. There is a gas fired central heating system with radiators and a newly installed boiler, cavity wall insulation, sealed unit double glazed windows and a fully boarded loft space ideal for storage. EPC Rating: C





## 36 Post Horn Lane

Tenure: Share of Freehold

Lease 999 years from 1999.

Maintenance Charge £90 per month.

Freehold- Share of management company

- GARDEN & GARAGE
- FIRST FLOOR APARTMENT
- GAS C.H DOUBLE GLAZED
- ACCESS TO GOOD WALKS
- POPULAR ESTABLISHED ROAD
- KITCHEN HALLWAY
- LIGHT & SPACIOUS
- 2 DOUBLE BEDROOMS BATHROOM
- 999 YEAR LEASE FROM EXECUTION
- VILLAGE CENTRE CLOSE BY



## First Floor

Approx. 65.8 sq. metres (708.7 sq. feet)



Total area: approx. 65.8 sq. metres (708.7 sq. feet)

## Mansell McTaggart Forest Row

Mansell McTaggart, Lower Road - RH18 5HE

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