



2 County House Lewes Road, Forest Row, RH18 5AN

Guide Price £265,000

**MANSELL
McTAGGART**
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2 County House Lewes Road

Forest Row,

This light, airy ground floor flat, with its own entrance and private off-road parking space right outside the door, is only three minutes' walk from the centre of Forest Row.

Having recently undergone a complete makeover, the flat has brand new fitted carpets, and is freshly painted throughout.

It features gas-fired central heating, and sealed unit double glazed windows.

Own Private Entrance leading to entrance hall, 14'8" x 16'11" sitting room situated to the front of the property.

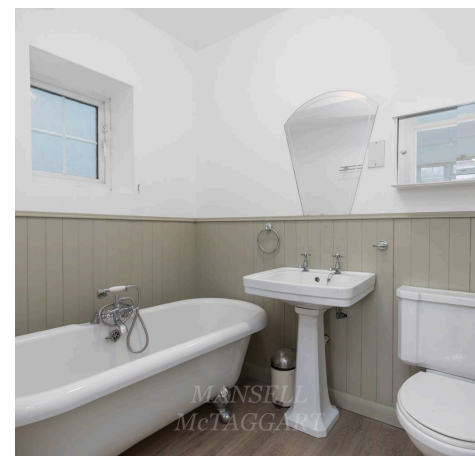
The spacious main bedroom [12' x 12'1"] has an ensuite bathroom, complete with white ball and claw free standing bath, matching basin and WC.

A good-sized second bedroom [13'8"x 11'3"] is served by a separate shower room, with hand basin and loo.

The kitchen [12' x 9'8"] has plentiful storage space, inset four-ring gas hob, double oven, large sink, plumbing for a washing machine, fridge/freezer and wall mounted gas-fired boiler.

Parking space to the front.

Offered for sale with vacant possession.





2 County House Lewes Road

Forest Row,

A delightful 2 bedroom ground floor apartment, with new carpets, close to all village amenities.

Council Tax band: D

Tenure: Leasehold New lease to be created.

Share of the Freehold

- GROUND FLOOR FLAT
- 2 BEDROOMS 2 BATHROOMSPACIOUS INTERIOR
- RECENTLY RE-DECORATED
- OFF VILLAGE CENTRE
- CLOSE TO BUS STOPS
- LOUNGE/DINING ROOM
- KITCHEN/BREAKFAST ROOM
- OFF ROAD PARKING
- GAS C.H. NEW CARPETS

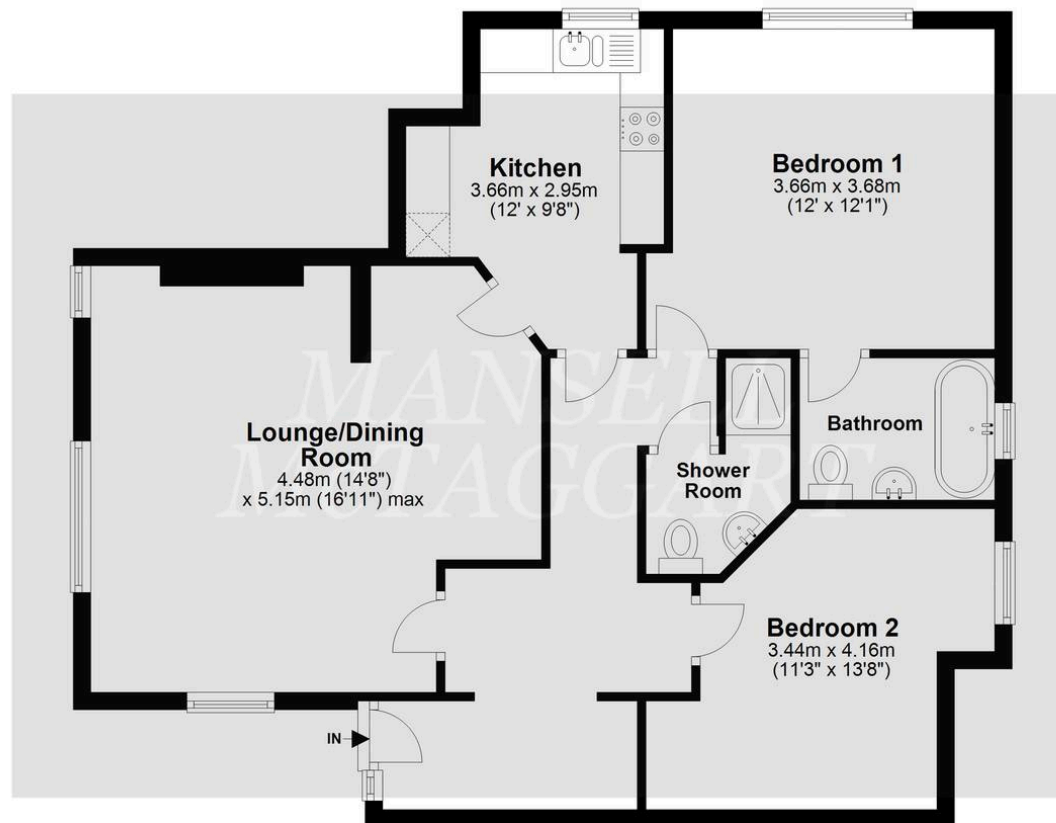
The charming village of Forest Row stands on the northern edge of Ashdown Forest, with its 6,400 acres of heath and woodland. In addition to the village's cafes, restaurants and a wide variety of local shops, it has a modern health centre. A ten minute walk takes you to Tablehurst biodynamic farm, which offers high quality meat and a range of fine seasonal vegetables. East Grinstead, with frequent trains to London Victoria, is only a twelve minute drive away.

Council Tax Band 'D' £2,641.87 (2024/25) EPC Rating 'D'



Ground Floor

Approx. 76.2 sq. metres (819.7 sq. feet)



Total area: approx. 76.2 sq. metres (819.7 sq. feet)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other item are approximate and no responsibility is taken for any error, omission, or misstatement. This plan is for illustrative purposes only and should only be used as such by any prospective purchaser.

Plan produced using PlanUp.

Mansell McTaggart Forest Row

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