



Trusted since 1947

**Manor House Lewes Road, Forest Row RH18 5GA**

**In Excess of £230,000 Leasehold**

**MANSELL  
McTAGGART**

Trusted since 1947

# Flat 1

Manor House Lewes Road, Forest Row

Individual ground floor apartment within a small block of only seven flats, converted from a former office building in 2015, set back off the road in the centre of the lively village of Forest Row on the northern fringe of Ashdown Forest with its 6,400 acres of heath/woodland.

Private Entrance via stable style front door leading into lounge/dining room off which is the modern kitchen with fitted hob, oven and extractor hood, wall and base units.

To the rear of the flat is the double bedroom with built in double wardrobe cupboard and pleasant west facing aspect. There is a bathroom with panelled bath and overhead shower with a screen, fitted hand basin with cupboards under, fitted mirror, and W.C. suite.

There is a small central study area and built in airing cupboard.

The property has an allocated parking space to the rear of the building. Benefits include double glazed windows and electric heating. NO ONWARD CHAIN

Council Tax Band 'B' EPC Rating C (69)

Lease length 125 years from May 2015.

Service Charge £100 per month (tbv)

Ground Rent £345pa

Council Tax band: TBD

Tenure: Leasehold





## Flat 1

Manor House Lewes Road, Forest Row

Ground floor apartment within a small block of only seven flats. Private entrance, lounge/dining room, modern kitchen, bathroom, parking. NO CHAIN

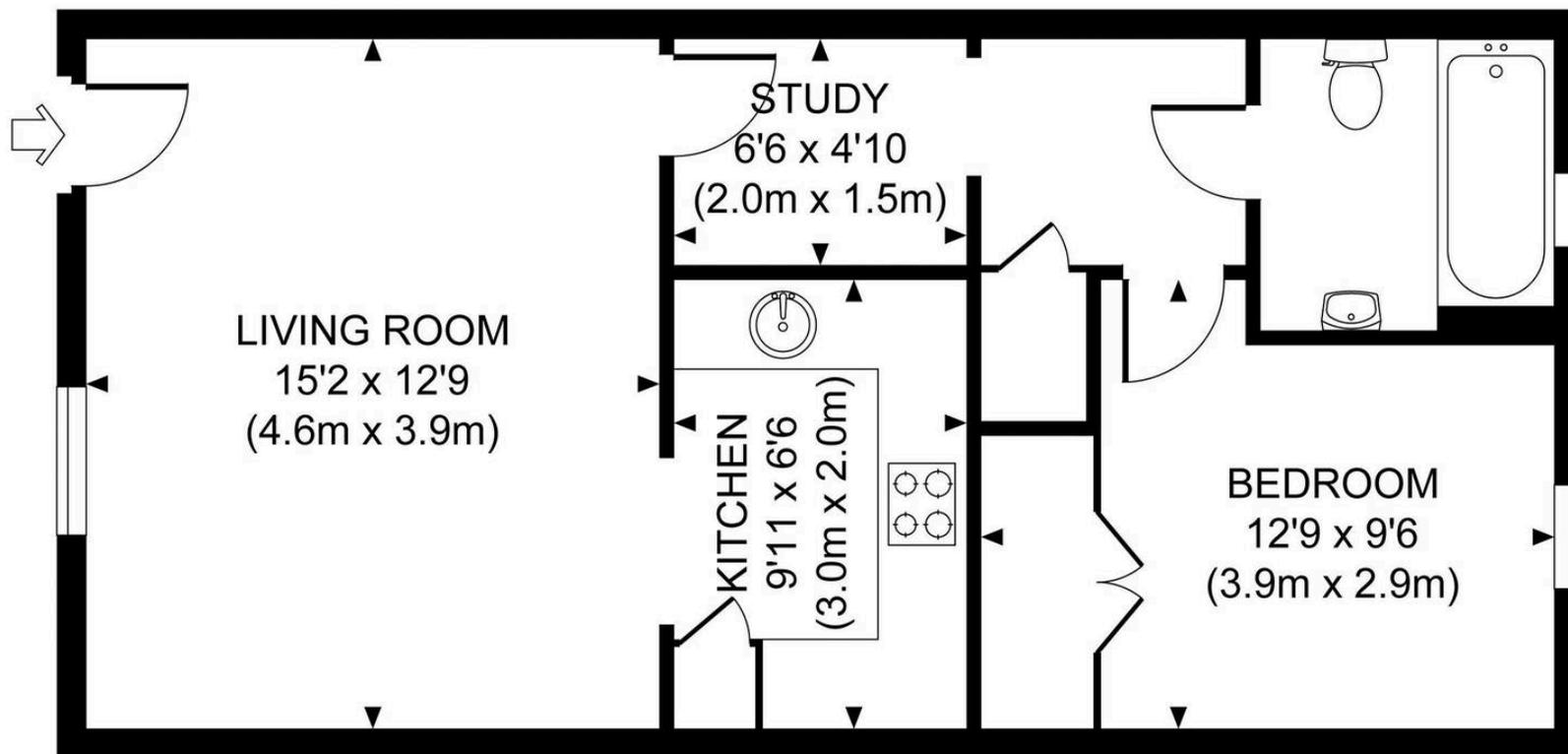
Council Tax band: B

Tenure: Leasehold

- GROUND FLOOR FLAT WITH OWN ENTRANCE
- BEDROOM WITH BUILT IN WARDROBE
- STUDY AREA
- MODERN REFITTED KITCHEN
- LOUNGE/DINER
- DESIGNATED PARKING SPACE
- ALLOCATED PARKING
- CENTRAL FOREST ROW
- CLOSE TO LOCAL SHOPS AND AMENITIES
- NO ONWARD CHAIN, VACANT POSSESSION



Approximate Gross Internal Area  
496 sq ft / 46.1 sq m



## Mansell McTaggart Forest Row

Mansell McTaggart, Lower Road - RH18 5HE

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