



Ground Floor Flat, The Bield, Lewes Road, Forest Row

Guide Price £375,000 – £395,000 Share of Freehold

**MANSELL
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Ground Floor Flat, The Bield, Lewes Road

Forest Row, Forest Row

Guide Price: £375,000 - £395,000

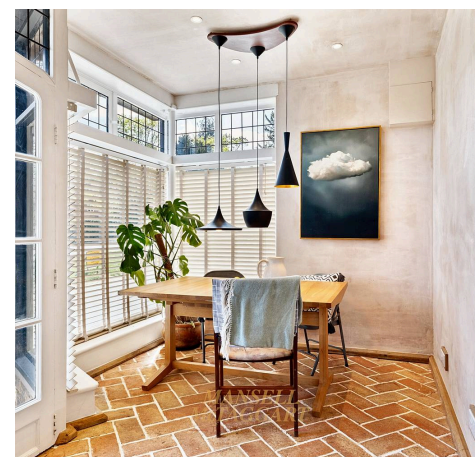
Must be seen

A beautifully light and well presented ground floor apartment created from the conversion of a former shop using some beautiful reclaimed materials. This unique property is located in the heart of the favoured East Sussex village of Forest Row on the northern extremities of Ashdown Forest with its 6,400 acres of heath/woodland for riding (by permit), dog walking and observing nature. The apartment has the added benefit of a delightful walled courtyard with a sunny westerly aspect. Presented in very good decorative order the property comprises two double bedrooms with built in wardrobes, a modern bathroom with underfloor heating, a white suite of a bath tub with mixer/hand shower, hand basin, and w.c. suite. The sitting room has double doors to the lovely courtyard which also benefits from a side access. There are steps down to the spacious kitchen/dining area which is exceptionally well fitted with solid wood worktops, cupboards and drawers under and a gas fired range cooker. This area includes the front facing east elevation, which is almost completely glazed allowing an exceptional amount of natural light and benefits from underfloor heating. The property has gas central heating and a parking space to the front.

The flat is offered with a 50% share of the freehold with the first floor flat above.

Council Tax band: E

Tenure: Share of Freehold





Ground Floor Flat, The Bield, Lewes Road

Forest Row, Forest Row

Guide Price £375,000 - £395,000 Stunning character ground floor apartment with 2 bedrooms, kitchen/ dining room, lounge. Private courtyard garden and parking set in the centre of Forest row.

Council Tax band: E

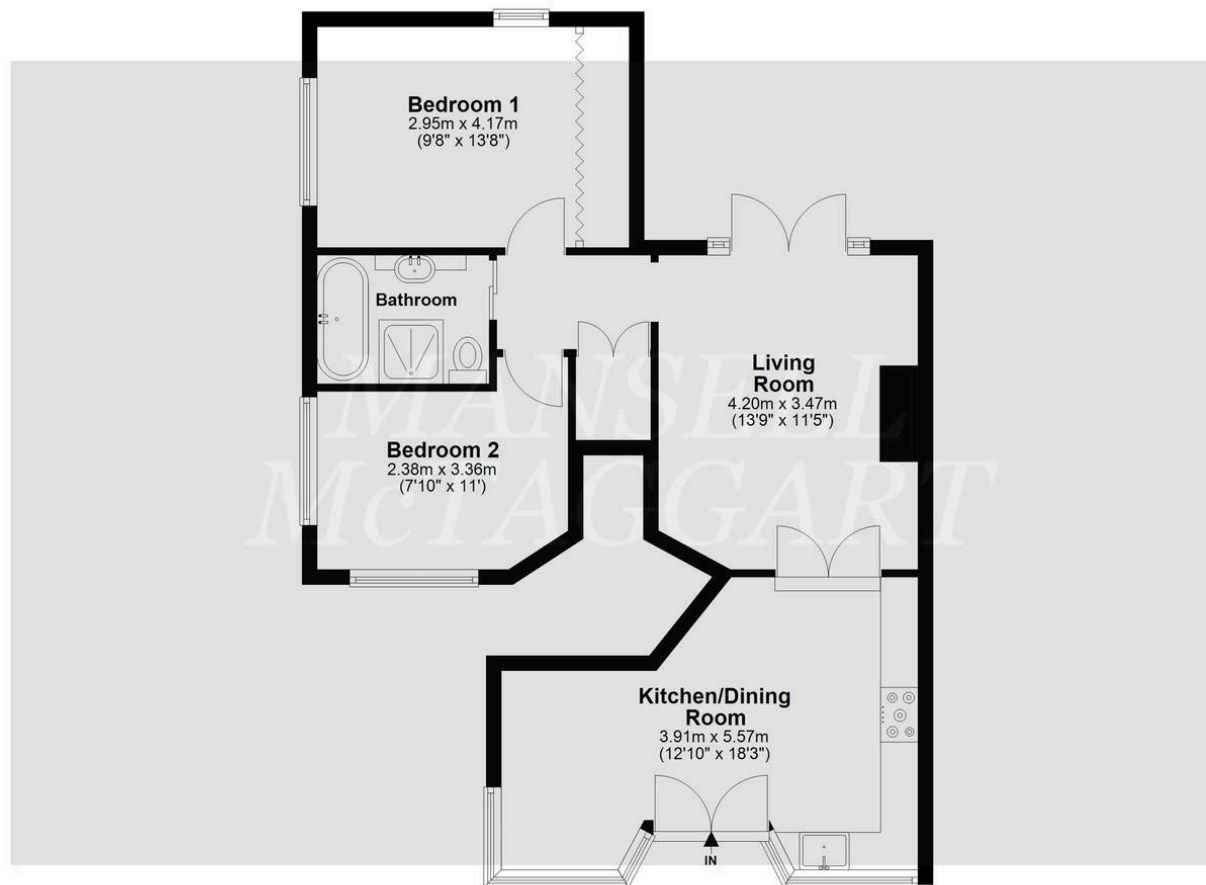
Tenure: Share of Freehold

- UNIQUE BEAUTIFULLY PRESENTED GROUND FLOOR APARTMENT
- SHELTERED WALLED COURTYARD GARDEN
- CENTRAL FOREST ROW
- IDEAL FOR ACCESS TO VILLAGE SHOPS AND CAFE
- SITTING ROOM , KITCHEN/DINER
- 2 DOUBLE BEDROOMS
- SEPARATE BATH AND SHOWER
- CAR PARKING SPACE
- NO ONWARD CHAIN
- SHARE OF THE FREEHOLD



Ground Floor

Approx. 61.4 sq. metres (660.7 sq. feet)



Total area: approx. 61.4 sq. metres (660.7 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 buyer.
Plan produced using PlanUp.

Mansell McTaggart Forest Row

Mansell McTaggart, Lower Road – RH18 5HE

01342 826682

fr@mansellmctaggart.co.uk

www.mansellmctaggart.co.uk/branch/forestrow/

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