

Offers in Excess of:

**£550,000**

London Road, Forest Row



- Characterful Semi-Detached Home
- Three/Four Bedrooms
- Versatile Living Space
- Four Tastefully Fitted Bathrooms
- Substantial Loft Room
- Impressive Rear Garden backing onto the Forest Way
- Driveway for Multiple Cars
- Access onto the Forest Way

For further information contact Garnham H Bewley:

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## 2 Sunncroft, London Road, Forest Row, East Sussex RH18 5EF

Stunning Semi-Detached Family Home on the Outskirts of Ashurst Wood and Forest Row.

Tucked away on the edge of Ashurst Wood and Forest Row, this charming semi-detached house is a true gem, offering a fantastic combination of character, space, and versatility. Set over four floors, this home is perfect for a growing family or anyone seeking flexible living in a peaceful yet well-connected location.

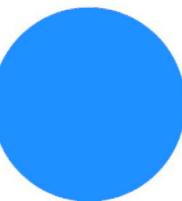
The lower ground floor boasts a beautiful country-style kitchen/breakfast room, providing the perfect spot for family meals. With direct access to the rear garden, this space is ideal for seamless indoor-outdoor living. The ground floor features a cosy sitting room with a feature fireplace, a generous dining room, and a spacious living room—perfect for both relaxing and entertaining. A versatile family room, which could easily be used as an additional bedroom, offers further flexibility. This floor also includes a shower room and a second kitchen leading into a bright and airy conservatory that runs along the side of the house.

The first floor is home to three large double bedrooms, all with plenty of room for wardrobes and furniture. The stylish family bathroom and separate shower room add to the convenience of this floor, while a bright landing enhances the feeling of space.

Head up to the second floor, where you'll find a large loft room, bathed in natural light from two skylights. With ample eaves storage and an additional shower room, this space could easily serve as a bedroom, office, or playroom—endless possibilities await!

The south-facing rear garden is an absolute showstopper. With a large lawn, decking area, and direct access to the Forest Way bridleway, this garden offers the perfect retreat for outdoor lovers. Whether you're enjoying a peaceful morning coffee, hosting a BBQ, or exploring the countryside right from your doorstep, this garden has it all. To the front, the property features a driveway with parking for multiple cars and convenient shed storage.

With four bedrooms (or three, depending on your needs) and four bathrooms, this spacious home offers everything you could want and more. Its peaceful yet accessible location, combined with an abundance of space and character, makes this a rare find. Don't miss out—book your viewing today!



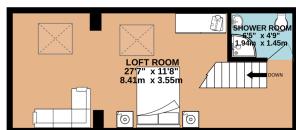
Welcome  
Home

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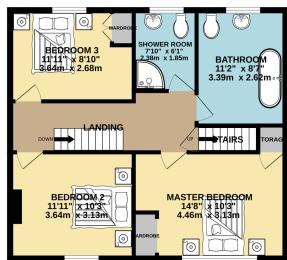
# Accommodation



2ND FLOOR  
104.46.205.92(h) (reprint)



1ST FLOOR  
104.46.205.92(h) (reprint)



Garnham  
H Bewley



## 2 SUNNYCROFT - FLOORPLAN

TOTAL FLOOR AREA : 1940 sq.ft. (180.2 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 availability or efficiency can be given.

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**Lower Ground Floor:**  
**Kitchen / Breakfast Room:**  
13' 6" x 11' 3" (4.11m x 3.43m)

**Ground Floor:**  
**Sitting Room:**  
12' 0" x 10' 0" (3.66m x 3.05m)

**Dining Room:**  
13' 11" x 12' 0" (4.24m x 3.66m)

**Family Room:**  
14' 7" x 12' 0" (4.45m x 3.66m)

**Kitchen:**  
14' 7" x 5' 0" (4.45m x 1.52m)

**Living Room:**  
14' 7" x 10' 6" (4.45m x 3.20m)

**Shower Room:**  
9' 0" x 4' 2" (2.74m x 1.27m)

**Conservatory:**  
8' 7" x 15' 11" (2.62m x 4.85m)

**First Floor:**  
**Master Bedroom:**  
14' 8" x 10' 3" (4.47m x 3.12m)

**Bedroom Two:**  
11' 11" x 10' 3" (3.63m x 3.12m)

**Bedroom Three:**  
11' 11" x 8' 10" (3.63m x 2.69m)

**Shower Room:**  
7' 10" x 6' 1" (2.39m x 1.85m)

**Bathroom:**  
11' 2" x 8' 7" (3.40m x 2.62m)

**Second Floor:**  
**Loft Room:**  
27' 7" x 11' 8" (8.41m x 3.56m)

**Shower Room:**  
6' 5" x 4' 9" (1.96m x 1.45m)



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#### Nearest Stations:

East Grinstead Station (2.6 miles)

Dormans Station (3.9 miles)

Cowden Station (5.0 miles)

#### Nearest Schools:

Ashurst Wood Primary School (0.6 miles)

Forest Row Church of England Primary School and Nursery (0.7 miles)

Michael Hall School (0.9 miles)

Brambletye School (0.7 miles)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+)	A	
(81-91)	B	
(69-80)	C	77
(55-68)	D	
(39-54)	E	
(21-38)	F	65
(1-20)	G	
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2012/27/EC

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.

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