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**3 Hillside, The Square, Lewes Road, Forest Row, RH18 5ES**  
Guide Price £425,000 - £450,000 Freehold

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# 3 Hillside, The Square, Lewes Road, Forest Row, RH18 5ES

Set in the very heart of the favoured East Sussex village of Forest Row an opportunity to purchase the freehold of a light and refurbished first floor apartment together with a cafe beneath with a lease arrangement.

The flat has been modernised over the last year including complete re-decoration, new kitchen and bathroom, central heating, re-wiring and fitted carpets.

The accommodation is spacious and light with views from the rear to countryside on the edge of Forest Row.

There are three bedrooms, bathroom with white suite, a good sized lounge to the rear and a well arranged kitchen with worktops, cupboards, and drawers.

There is a door to the rear access leading to the car park. There is one space for the flat and also one for the cafe.

The property comes with no onward chain on the flat and should be seen to appreciate the space provided.

Council Tax band: E

EPC Rating:Tbc

Tenure: Freehold





## 3 Hillside, The Square, Lewes Road, Forest Row, RH18 5ES

Freehold Property in the centre of Forest Row. Refurbished Three bedroom first floor apartment with private entrance and a ground floor Cafe, providing a current rental income of £13kpa.

CHAIN FREE

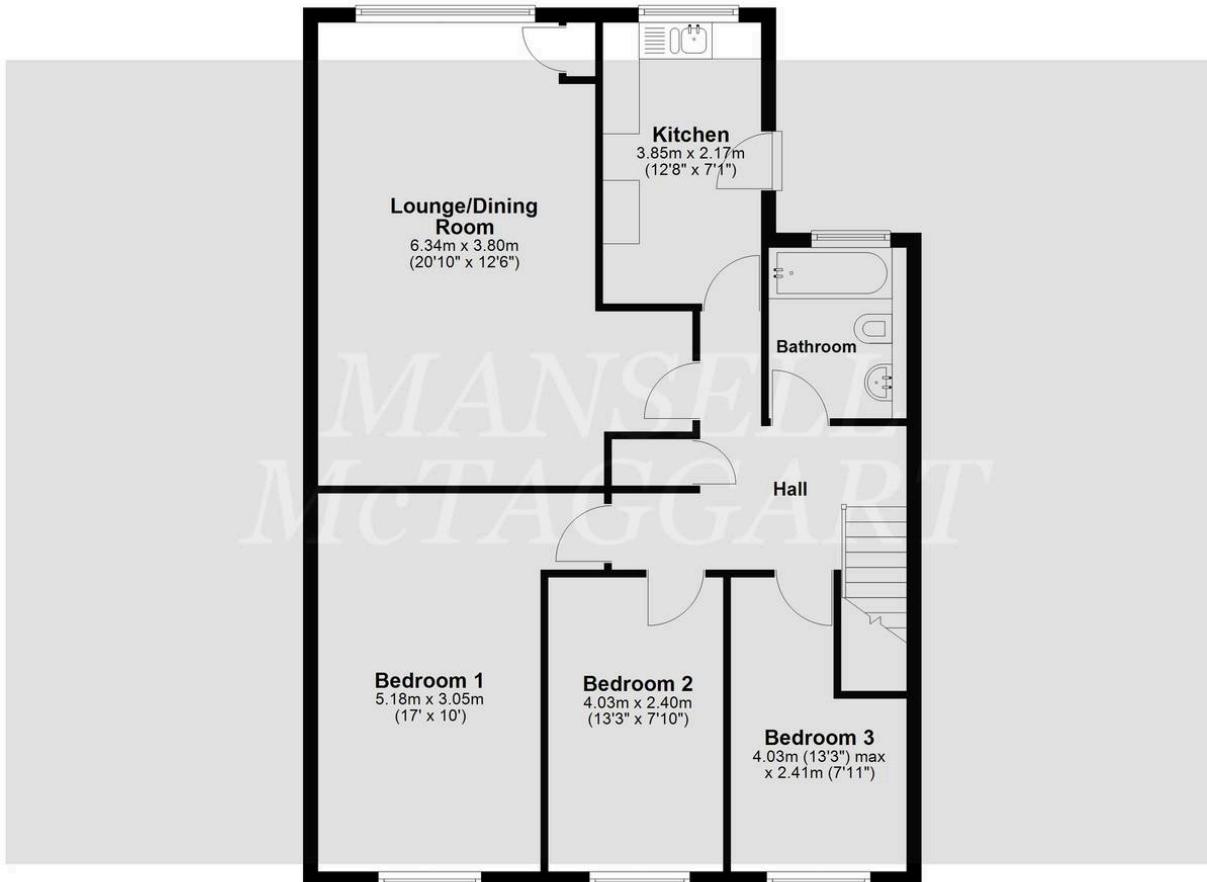
Council Tax band: E

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- FIRST FLOOR APARTMENT
- RECENTLY REFURBISHED
- NO ONWARD CHAIN
- VILLAGE CENTRE
- CAFE ON LEASE UNTIL 2029
- CAFE RENT £13,000pa
- RE-DECORATED, NEW CARPETS & HEATING
- COUNTRYSIDE VIEWS FROM REAR
- 3 BEDROOMS NEW BATHROOM
- LOUNGE, RE-FITTED KITCHEN
- PARKING SPACE TO REAR

### First Floor

Approx. 87.6 sq. metres (942.9 sq. feet)



Total area: approx. 87.6 sq. metres (942.9 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

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