

£525,000

London Road, Forest Row



- Beautifully refurbished character home
- Minutes from Forest Row high street
- Backing directly onto woodland
- Spacious rear garden with excellent privacy
- Driveway parking for multiple vehicles
- Two generous double bedrooms
- Stylish modern kitchen and bathroom
- Easy access to Ashdown Forest

For further information contact Garnham H Bewley:

Tel: 01342 410227 | Email: eastgrinstead@garnhamhbewley.co.uk



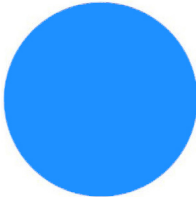
Esk Bank, London Road, Forest Row, East Sussex RH18 5EF

A beautifully refurbished character home, ideally located just a short stroll from the vibrant Forest Row high street (RH18 5EF). Blending period charm with stylish modern finishes, this attractive property offers well-balanced accommodation arranged over two floors, together with a generous garden and a shared driveway with parking for two vehicles.

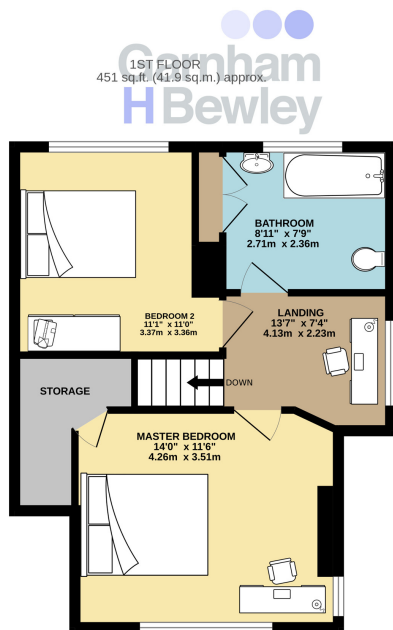
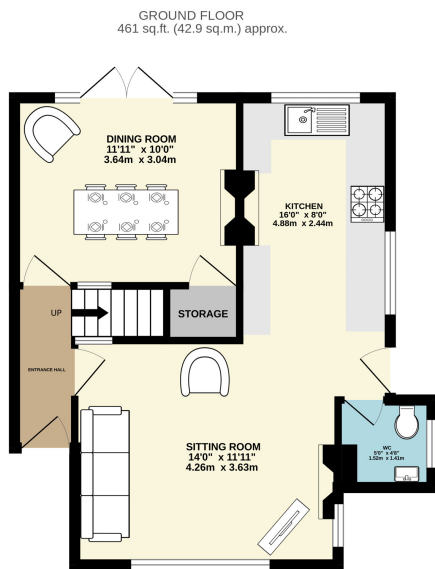
The ground floor provides a welcoming entrance hall leading through to a bright and spacious sitting room with log burner, perfect for relaxing or entertaining. To the rear, a well-proportioned dining room with open fire enjoys double doors opening to the garden, creating a seamless indoor-outdoor flow. The contemporary kitchen offers ample worktop and storage space, with a practical layout ideal for modern family life. A useful ground floor WC/utility and additional storage complete the downstairs accommodation.

Upstairs, the property features two generous double bedrooms, including an impressive principal bedroom with walk-in closet and plenty of space for wardrobes and furnishings. The second bedroom is also a comfortable double. A stylish family bathroom serves the first floor, along with further storage off the landing. Externally, the home truly excels. The spacious rear garden backs directly onto woodland, providing a wonderful sense of privacy and a peaceful, semi-rural outlook. It's an ideal setting for outdoor entertaining, children at play, or simply enjoying the surrounding nature.

To the front, driveway parking accommodates a couple of cars — a valuable feature so close to the village centre. Forest Row is one of East Sussex's most sought-after villages, set on the edge of the Ashdown Forest and offering a strong sense of community. The property is within easy reach of independent shops, cafés and restaurants, as well as highly regarded local schools. Excellent road links via the A22 provide convenient access to East Grinstead, Tunbridge Wells and beyond, with mainline rail services to London available from nearby stations. This is a rare opportunity to acquire a beautifully updated home in a prime village location, combining character, comfort and countryside living.



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TOTAL FLOOR AREA : 913 sq.ft. (84.8 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 operability or efficiency can be given.

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Accommodation

Ground Floor

Entrance Hallway

Sitting Room

14'0" x 11'11" (4.26m x 3.63m)

Dining Room

11'11" x 10'0" (3.64m x 3.04m)

Kitchen

16'0" x 8'0" (4.88m x 2.44m)

Ground Floor WC

First Floor

Master Bedroom

14'0" x 11'6" (4.26m x 3.51m)

Bedroom 2

11'1" x 11'0" (3.37m x 3.36m)

Bathroom

8'11" x 7'9" (2.71m x 2.36m)

Outside

Rear Garden

Driveway

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NEAREST STATIONS

East Grinstead Station - 2.7 miles

Dormans Station - 4.0 miles

Cowden Station - 5.0 miles

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 - 0.8 miles

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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