

Price:

£525,000

Garnham  
H Bewley

7 Ashwood Court, Highgate Road, Forest Row



- Two Bedroom Luxury Apartment
- Stylish Kitchen with Integrated Appliances
- Expansive Lounge / Diner
- Separate Utility Room
- Stunning Bathroom, Ensuite & WC
- Balcony with Far-Reaching Views
- Secure Parking for Two Cars
- Adjacent to the Royal Ashdown Forest Golf Club

For further information contact Garnham H Bewley:

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## 7 Ashwood Court, Highgate Road, Forest Row, East Sussex RH18 5BT

Luxury First-Floor Apartment | Prestigious Location Adjacent to Royal Ashdown Forest Golf Club.

Located in the heart of Forest Row village, this exceptional first-floor apartment offers spacious and elegant living just moments from the renowned Royal Ashdown Forest Golf Club, tennis courts, the Ashdown Forest AONB, and a range of local shops, schools, and amenities.

Entered via a large and welcoming entrance hall, the property opens into a vast lounge/dining room with double doors leading out to a south-facing balcony, offering scenic views across the surrounding greenery. To the left, the principal suite provides a luxurious retreat with a spacious bedroom, private balcony access, separate study, a four-piece en-suite bathroom, and a walk-in dressing room with built-in wardrobes. A cloakroom/WC is also located off the hallway.

To the right of the property is a sleek, fully fitted kitchen with integrated appliances, alongside a separate utility room with additional sink, washing machine, and dryer. Bedroom two sits on the west side of the property and benefits from its own en-suite shower room, built-in wardrobes, and further access to the balcony.

The apartment offers excellent storage throughout and includes two secure, allocated underground parking spaces, gated access, intercom entry system, and a lift to all floors. The lease has 102 years remaining, with a ground rent of £400 per annum and a monthly service charge of £335.

This is a rare opportunity to acquire a bright, beautifully presented apartment in one of East Sussex's most desirable locations.



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# Accommodation

## First Floor Luxury Apartment:

**Lounge/Dining Room:**  
26' 9" x 15' 7" (8.15m x 4.75m)

**Kitchen/Breakfast Room:**  
22' 8" x 11' 8" (6.91m x 3.56m)

**Utility Room:**  
7' 7" x 5' 3" (2.31m x 1.60m)

**Study:**  
8' 2" x 5' 9" (2.49m x 1.75m)

**Bedroom 1:**  
19' 6" x 23' 3" (5.94m x 7.09m)

**Dressing Room:**  
10' 6" x 3' 8" (3.20m x 1.12m)

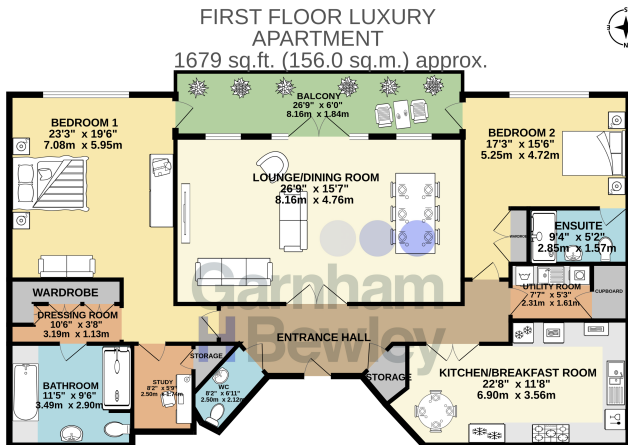
**Bathroom:**  
11' 5" x 9' 6" (3.48m x 2.90m)

**WC:**  
8' 2" x 6' 11" (2.49m x 2.11m)

**Bedroom Two:**  
17' 3" x 15' 6" (5.26m x 4.72m)

**Ensuite:**  
9' 4" x 5' 2" (2.84m x 1.57m)

**Outside:**  
**Balcony:**  
26' 9" x 6' 0" (8.15m x 1.83m)



TASHWOOD COURT - FLOORPLAN  
TOTAL FLOOR AREA: 1679 sq.ft. (156.0 sq.m.) approx.  
We warrant every dimension has been made to ensure the accuracy of the description 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. They plan for the purposes of general guide and should be used to suit to any prospective purchaser. The services, systems and appliances shown here are not open tested and no guarantee as to their operability or efficiency can be given.  
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Nearest Stations:

East Grinstead Station (3.4 miles)

Dormans Station (4.9 miles)

Cowden Station (5.5 miles)

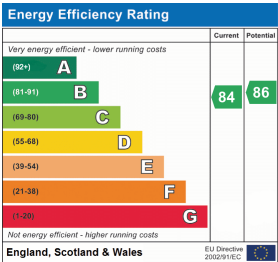
Nearest Schools:

Forest Row Church of England Primary School and Nursery - Ofsted: Good (0.2 miles)

Michael Hall School - Ofsted: Requires improvement (0.6 miles)

Ashurst Wood Primary School - Ofsted: Requires improvement (1.5 miles)

Greenfields School - Independent School (1.0 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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