

£200,000

Guide Price

Flat 2 Lewes Road, Forest Row



- Ground Floor Flat
- One Double Bedroom
- Lounge/Dining Room
- Kitchen
- Bathroom
- Allocated Parking
- Village Centre Location
- No Onwards chain

For further information contact Garnham H Bewley:

Tel: 01342 410227 | Email: [eastgrinstead@garnhamhbewley.co.uk](mailto:eastgrinstead@garnhamhbewley.co.uk)

# Accommodation

**Ground Floor  
Lounge/Dining Room**  
19' 3" x 12' 9" (5.87m x 3.89m)

**Kitchen**  
8' 1" x 6' 0" (2.46m x 1.83m)

**Bedroom**  
12' 8" x 9' 7" (3.86m x 2.92m)

**Bathroom**  
7' 10" x 5' 11" (2.39m x 1.80m)

**Outside  
Allocated Parking**

GROUND FLOOR  
511 sq.ft. (47.5 sq.m.) approx.



TOTAL FLOOR AREA: 511 sq.ft. (47.5 sq.m.) approx.  
Whilst every effort has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows and rooms are approximate. We have not tested any equipment or services and no warranty is given for any areas or measurements or for any services or equipment. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. It does not form part of any contract and no liability is accepted for its accuracy.  
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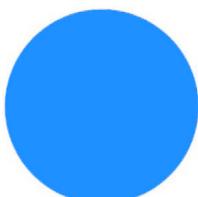


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## Flat 2 Manor House, Lewes Road, Forest Row, East Sussex RH18 5GA

Garnham H Bewley are pleased to present to the market this well-presented one double bedroom ground floor flat, ideally positioned in the heart of the ever-popular village of Forest Row. The property offers generous and well-planned accommodation throughout, including a spacious lounge/dining room perfect for relaxing or entertaining, and a separate kitchen with ample storage and space for appliances. The double bedroom benefits from a built-in wardrobe and access to an airing cupboard, while the bathroom is fitted with a panel-enclosed bath with shower point, wash hand basin, and low-level W.C. Externally, the property further benefits from external storage and allocated parking, providing convenience in this central village location. This flat represents an excellent opportunity for first-time buyers, downsizers, or investors seeking a property within close reach of Forest Row's vibrant shops, cafés and transport links and is offered to the market with no onwards chain.



Welcome  
Home



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Lease 114 years  
Service Charge £100.00 p/m  
Ground Rent £345.00 p/a

**East Grinstead**  
**01342 410227**

Energy Efficiency Rating	
Very energy efficient - lower running costs	
(92+)	A
(81-91)	B
(69-80)	C
(55-68)	D
(39-54)	E
(21-38)	F
(1-20)	G
Not energy efficient - higher running costs	
England, Scotland & Wales	
EU Directive 2002/91/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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