

£200,000

Guide Price

Garnham
H Bewley

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

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

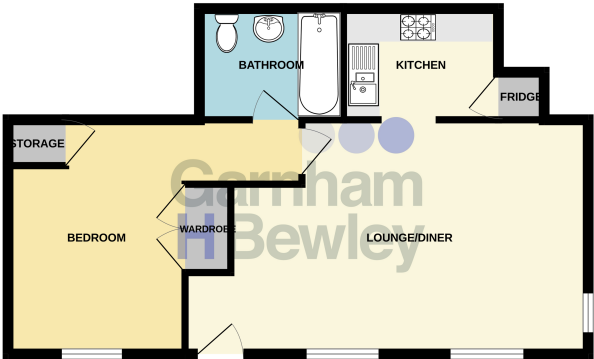
12' 8" x 9' 7" (3.86m x 2.92m)

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.
While every effort 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. This plan is for guidance purposes only and should be used in conjunction with any prospective purchaser. The services, spaces and appliances shown here are not listed and no guarantee as to their operability or efficiency can be given.
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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

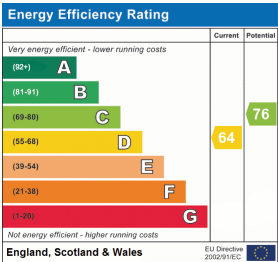


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Lease 114 years
Service Charge £100.00 p/m
Ground Rent £345.00 p/a

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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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