

Price:

£540,000

Garnham  
**H** Bewley

47 Upper Close Forest Row, East Sussex



- Semi Detached Family Home
- Three/Four Bedrooms
- Kitchen/Dining Room
- Lounge and Study
- Newly Fitted Conservatory
- Shower Room and Bathroom
- Stunning Garden
- Garage and Driveway Parking

For further information contact Garnham H Bewley:

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





## 47 Upper Close Forest Row, East Sussex RH18 5DS

Garnham H Bewley are pleased to present to the market this stunning three/four bedroom semi detached family home nestled in the heart of the ever popular village of Forest Row. The property has been tastefully modernised by the current owners to provide a light and stylish living space and the accommodation currently boasts lounge with log burning stove, kitchen/dining room, newly fitted conservatory with views over the garden, study/bedroom four, downstairs shower room/utility, three bedrooms to the first floor, family bathroom and access to large eaves storage cupboard. Outside the gardens have been wonderfully landscaped providing a great space for entertaining and there is ample driveway parking and detached garage complete with light and power.

The ground floor consists of front door into small entrance hall with stairs leading to the first floor. The lounge is situated to the front aspect with log burning stove and provides access to the study/bedroom four with window to the front aspect. The kitchen/dining room overlooks the rear garden and has been fitted with a range of wall and base level units with areas of work surfaces, breakfast bar, 1 1/2 bowl sink with drainer, space for freestanding range cooker with extractor hood above, fridge/freezer, slimline dishwasher and French doors leading into the conservatory. There is also the added bonus of the downstairs shower room/utility which has been fitted with a shower cubicle, wash hand basin, low level W.C., space for washing machine, tumble dryer and window to the rear aspect.

The first floor consists of landing with access to storage cupboard. The main bedroom and bedroom two are set to the front of the property with windows and bedroom three overlooks the rear garden. There is also the family bathroom which has been fitted with a panel enclosed bath with mixer taps and shower attachment, wash hand basin, low level W.C., heated towel rail and access to the airing cupboard.

Outside the garden has a patio area ideal for seating with steps leading to a lawned garden with a range of mature shrubs and borders. There is access to the side of the property and to the front there is the ample driveway parking leading to the detached garage which comes complete with light and power.



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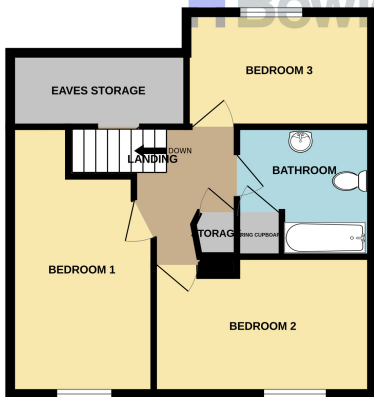
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# Accommodation

GROUND FLOOR  
715 sq.ft. (66.4 sq.m.) approx.



1ST FLOOR  
480 sq.ft. (44.6 sq.m.) approx.



TOTAL FLOOR AREA : 1195 sq.ft. (111.0 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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**Ground Floor**  
**Kitchen/Dining Room**  
15' 11" x 11' 3" (4.85m x 3.43m)

**Conservatory**

**Lounge**  
15' 0" x 12' 8" (4.57m x 3.86m)

**Study/Bedroom 4**  
9' 3" x 7' 2" (2.82m x 2.18m)

**Shower Room/Utility**

**First Floor**  
**Landing**

**Main Bedroom**  
16' 2" x 8' 9" (4.93m x 2.67m)

**Bedroom 2**  
13' 10" x 7' 10" (4.22m x 2.39m)

**Bedroom 3**  
11' 3" x 7' 2" (3.43m x 2.18m)

**Family Bathroom**

**Outside**  
**Garden**

**Garage**  
22' 11" x 10' 8" (6.99m x 3.25m)

**Driveway**



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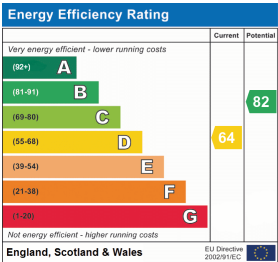


NEAREST STATIONS

East Grinstead Station - 3.2 miles

Dormans Station - 4.6 miles

Cowden Station - 5.4 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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