

# Garnham H Bewley

£375,000

London Road, Forest Row



- Semi Detached Character Home
- Two/Three Bedrooms
- Lounge and Dining Room
- Kitchen
- Loft Room
- Downstairs W.C.
- Popular Village Location
- No Onwards Chain

For further information contact Garnham H Bewley:

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## Greencroft, London Road, Forest Row, East Sussex RH18 5EU

Garnham H Bewley are pleased to present to the market this 2/3 bedroom semi detached character home situated within the heart of the ever popular village of Forest Row being the gateway to the Ashdown Forest. The property offers ample living space being set over three floors and is ideal for someone looking to put their own stamp on a family home. The accommodation currently boasts lounge and dining room with feature fireplaces, kitchen, downstairs W.C., two bedrooms to the first floor, family bathroom, and loft room providing great versatility in its use. The property is offered to the market with no onwards chain and internal viewings come highly recommended to fully appreciate this great example of a character family home.

The ground floor consists of front door into entrance hall with stairs leading to the first floor. The lounge is set to the front aspect with feature fireplace and window to the front. The dining room has a window to the rear aspect and provides access to under stairs storage cupboard and the kitchen. The kitchen has been fitted with a range of wall and base level units with areas of work surfaces, space for appliances, door leading to the downstairs W.C. and door to garden.

The first floor consists of main bedroom with window to the rear aspect and bedroom two is set to the front. The main bedroom provides access to the stairs to the second floor and family bathroom which has been fitted with a freestanding bath, wash hand basin, low level W.C. and window to the rear aspect.

The second floor consists of the loft room which is versatile in its use and has window to the side aspect.

Outside the rear garden is mainly fence enclosed with patio area leading to a mature garden area and there is access to the side of the property.



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# Accommodation

## Ground Floor Entrance Hall

### Lounge

12' 0" x 11' 2" (3.66m x 3.40m)

### Dining Room

15' 6" x 11' 3" (4.72m x 3.43m)

### Kitchen

8' 10" x 7' 7" (2.69m x 2.31m)

## Downstairs W.C.

## First Floor

### Bedroom

15' 6" x 11' 6" (4.72m x 3.51m)

### Bedroom

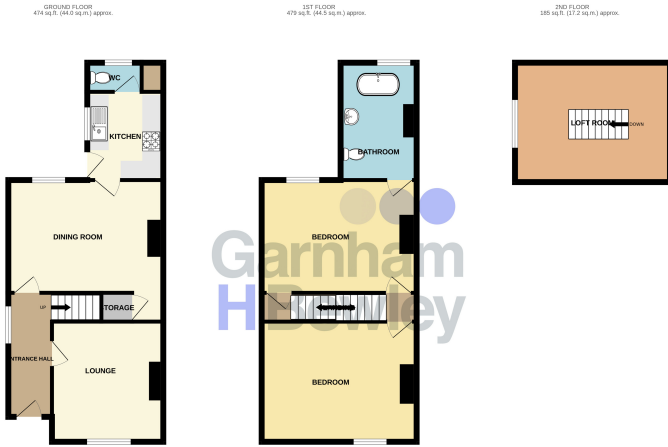
15' 6" x 11' 4" (4.72m x 3.45m)

## Bathroom

## Second Floor

### Bedroom

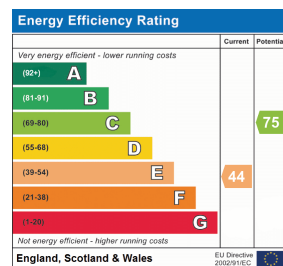
## Outside Garden



TOTAL FLOOR AREA - 1138 sq.ft. (105.7 sq.m.) approx.  
While every attempt has been made to ensure the accuracy of the description contained here, measurements of rooms, sections, areas and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. The plan is for illustrative purposes only and should be used as a guide for the prospective purchaser. The services, systems and apparatus shown have not been tested and no guarantee as to their operation or efficiency can be given.  
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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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