

Offers in Excess of

£425,000

Garnham
H Bewley

69 Freshfield Bank, Forest Row



- Detached Family Home
- Three Bedrooms
- Lounge/Dining Room
- Kitchen
- Downstairs Cloakroom
- Family Bathroom
- Garage and Parking
- Popular Village Location

For further information contact Garnham H Bewley:

Tel: 01342 410227 | Email: eastgrinstead@garnhamhbewley.co.uk



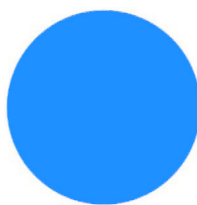
69 Freshfield Bank, Forest Row, East Sussex RH18 5HW

Garnham H Bewley are pleased to present to the market this three bedroom detached family home nestled within a popular estate in the ever popular and scenic village of Forest Row. This is the first time the property has been on the market in many years and the accommodation currently boasts kitchen, lounge/dining room, downstairs cloakroom, three bedrooms to the first floor and family bathroom. Outside there is the garage to the rear providing parking and front and rear gardens. Internal viewings come highly recommended to fully appreciate this great example of a detached family home.

The ground floor consists of front door into entrance hall with stairs leading to the first floor and access to the downstairs cloakroom, boiler cupboard and under stairs storage. The kitchen is situated to the front aspect with a range of wall and base level units with areas of work surfaces, 1 1/2 bowl sink with drainer, integrated oven, gas hob with extractor hood above, space for fridge, freezer, dishwasher and window to the front aspect. The lounge/dining room overlooks the rear garden with French doors and window.

The first floor consists of landing with access to the airing cupboard and window to the side aspect. The main bedroom and bedroom two both overlook the rear garden both come complete with fitted wardrobes. Bedroom three is set to the front aspect with built in wardrobe. There is also the family bathroom which has been fitted with a shower bath with shower point and glass screen, wash hand basin, low level W.C., heated towel rail and window to the front aspect.

Outside the rear garden is fence enclosed with patio leading to a lawned garden with rear access to the garden and garage and office/workshop area. To the front is a laned garden with path leading to the front door.

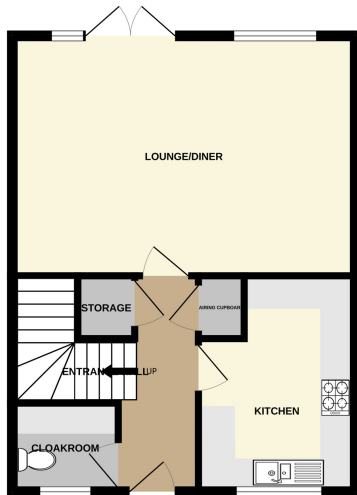


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Accommodation

GROUND FLOOR
476 sq.ft. (44.2 sq.m.) approx.



Ground Floor Entrance Hall

Downstairs Cloakroom

Kitchen

11' 11" x 8' 8" (3.63m x 2.64m) Kitchen

Lounge/Dining Room

18' 11" x 13' 3" (5.77m x 4.04m)

First Floor Landing

Main Bedroom

11' 5" x 10' 1" (3.48m x 3.07m)

Bedroom 2

14' 4" x 8' 6" (4.37m x 2.59m)

Bedroom 3

9' 0" x 8' 5" (2.74m x 2.57m)

Family Bathroom

6' 10" x 5' 11" (2.08m x 1.80m)

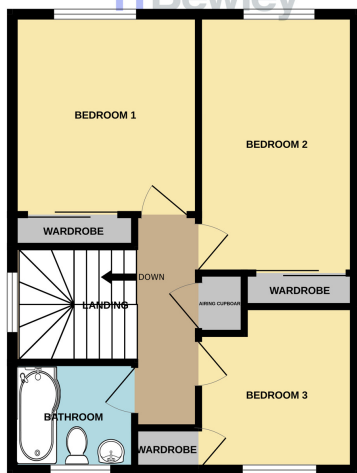
Outside Garden

Garage

Office Area

8' 7" x 8' 4" (2.62m x 2.54m)

1ST FLOOR
476 sq.ft. (44.2 sq.m.) approx.



TOTAL FLOOR AREA : 951 sq.ft. (88.4 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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