

Guide Price:
£1,200,000

£1,100,000

Garnham
H Bewley

80 Hartfield Road, Forest Row



- Detached Family Home
- Five Double Bedrooms
- Three En-suite Bathrooms
- Separate Family Lounge
- Extended & Modernised Throughout
- Open Plan Living
- Generous Rear Garden
- Gated Driveway For Multiple Cars

For further information contact Garnham H Bewley:

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



80 Hartfield Road, Forest Row, East Sussex RH18 5BZ

Guide Price £1,200,000 to £1,300,000 Gamham H Bewley are delighted to present to the market this beautifully extended and modernised, five bedroom detached home. Located within the heart of Forest Row this substantial property boasts a welcoming entrance hallway, multiple reception areas, an open plan kitchen/family/entertaining space, separate utility room, multiple bathrooms, double bedrooms throughout, private rear garden, gated driveway parking for multiple cars and is presented to the market to an extremely high specification throughout.

The ground floor comprises a grand entrance hallway, which provides access to most of the downstairs rooms and where there is multiple storage cupboards, access to the downstairs separate WC and an open staircase leading up to the first floor landing. Towards the front of the property is a separate lounge/living area which is a fantastic size and benefits from two large windows overlooking the front aspect. Also towards the front of the property is a downstairs double bedroom with its own ensuite but due to the position and size of this room it can be versatile in its use. Towards the rear of the property is the open plan extended kitchen/dining/family area which is a fantastic space for all the family to enjoy and is cleverly zoned to suit all modern family requirements. The kitchen area is fitted with a range of wall and base level units providing ample storage and large area of solid worksurface. There is a separate island offering additional storage with an added breakfast bar. Accessible off the kitchen is the separate utility area which is also fitted with a range of base level units housing all the required appliances whilst providing access outside via a back door. There is also a separate plant/boiler room, housing all the electrical and heating services to run the house.

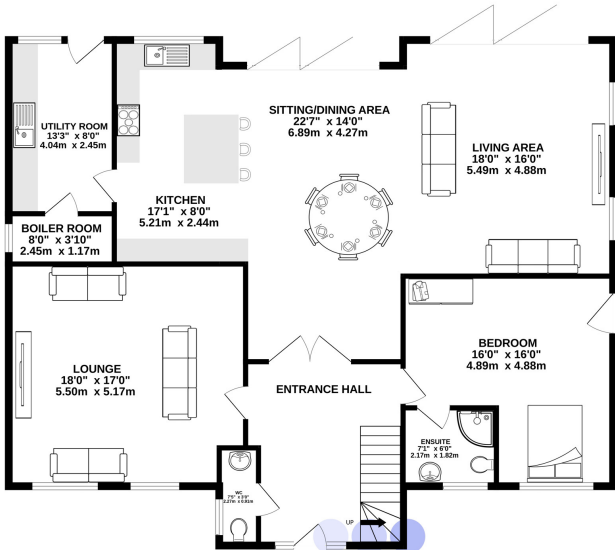
The first floor enjoys a welcoming vaulted landing space fitted with tall wall to ceiling double glazing creating a beautiful outlook towards the front of the property. Overall the first floor is very generous in size with a selection of double bedrooms and ensuite bathrooms. The master suite has a delightful view over the rear garden with its own separate lounge/living area benefiting from a Juliet style balcony overlooking the rear garden.

Outside the property benefits from a large patio area with steps leading down to a generous expanse of lawn. The garden benefits from a range of mature shrubs and hedges creating a private yet secure feel. Towards the front of the property there is a gated driveway which provides parking for multiple vehicles.

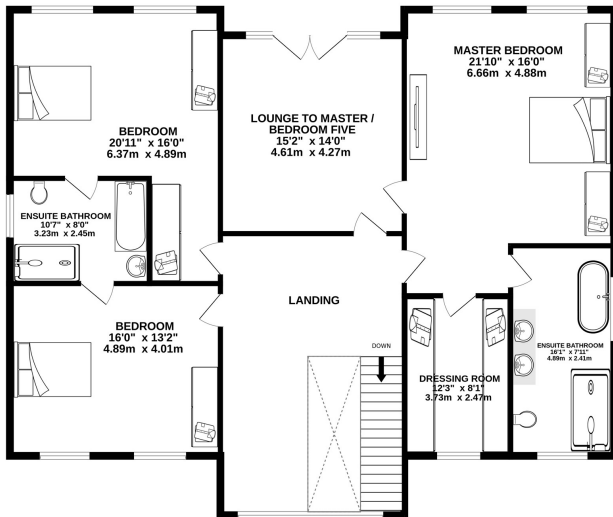


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GROUND FLOOR 1604 sq.ft. (149.0 sq.m.) approx.



1ST FLOOR 1604 sq.ft. (149.0 sq.m.) approx.



TOTAL FLOOR AREA : 3208 sq.ft. (298.0 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

Entrance Hallway

Lounge

18' 0" x 17' 0" (5.49m x 5.18m)

Kitchen Area

17' 1" x 8' 0" (5.21m x 2.44m)

Sitting / Dining Area

22' 7" x 14' 0" (6.88m x 4.27m)

Living Area

18' 0" x 16' 0" (5.49m x 4.88m)

Utility Room

13' 3" x 8' 0" (4.04m x 2.44m)

Boiler Room

8' 0" x 3' 10" (2.44m x 1.17m)

Bedroom

16' 0" x 16' 0" (4.88m x 4.88m)

Ensuite Shower Room

7' 1" x 6' 0" (2.16m x 1.83m)

Downstairs WC

7' 5" x 3' 0" (2.26m x 0.91m)

First Floor

Master Bedroom

21' 10" x 16' 0" (6.65m x 4.88m)

Master Dressing Room

12' 3" x 8' 1" (3.73m x 2.46m)

Ensuite Bathroom

16' 1" x 7' 11" (4.90m x 2.41m)

Lounge To Master / Bedroom Five

15' 2" x 14' 0" (4.62m x 4.27m)

Bedroom

16' 0" x 13' 2" (4.88m x 4.01m)

Bedroom

20' 11" x 16' 0" (6.38m x 4.88m)

Jack & Jill Ensuite

10' 7" x 8' 0" (3.23m x 2.44m)



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NEAREST STATIONS

East Grinstead Station - 3.5 miles

Dormans Station - 4.8 miles

Cowden Station - 5.1 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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