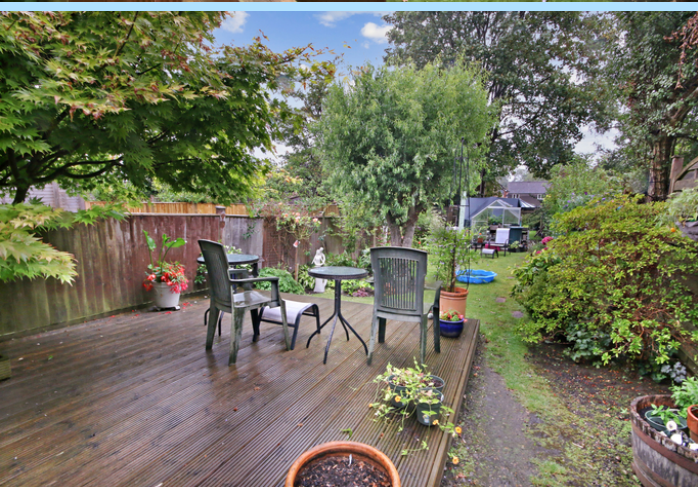


Guide Price

£450,000

Garnham  
H Bewley

66 Hartfield Road, Forest Row



- Semi Detached Family Home
- Three Bedrooms
- Lounge/Dining Room
- Kitchen/Breakfast Room
- Downstairs Shower Room
- Front and Rear Gardens
- First Time On Market in Many Years

For further information contact Garnham H Bewley:

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



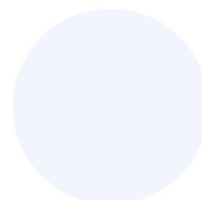
## 66 Hartfield Road, Forest Row, East Sussex RH18 5BY

Guide Price £450,000 to £465,000. Garnham H Bewley are pleased to present to the market this wonderful three bedroom semi detached family home. The property offers a great living space and is the first time its been on the market in decades. The accommodation boasts a lounge with double aspect windows, refitted kitchen/breakfast room, downstairs shower room and three bedrooms to the first floor. Outside the garden is a great size and has been beautifully landscaped providing a great space for all the family. The property is situated within the ever popular village of Forest Row and internal viewings come highly recommended to fully appreciate this great example of a semi detached family home.

The ground floor consists of front door into entrance hall with stairs leading to the first floor and recess storage. The lounge/dining room spreads from the front to the rear of the property with double aspect windows. The kitchen/breakfast room has been fitted with a range of wall and base level units with areas of work surfaces, 1 1/2 bowl sink with drainer, integrated oven, electric hob with extractor hood above, dishwasher, space for for fridge/freezer, washing machine, under floor heating and French doors to the garden. There is also the downstairs shower room which has been fitted with a shower cubicle, wash hand basin, low level W.C., fully tiled walls and window to the front aspect.

The first floor consists of the main bedroom overlooking the front aspect with access to large eaves storage cupboard. Bedroom two is set to the rear aspect with window and door leading to the third bedroom with window to the side aspect and access to the the over stairs storage cupboard.

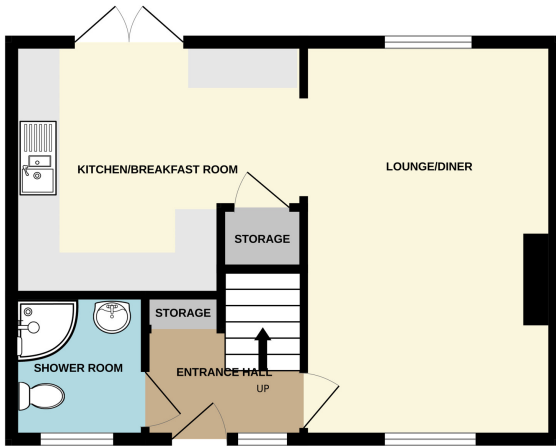
Outside the rear garden has a patio area ideal for seating and leading onto a lawned garden with a range of mature shrubs and borders. To the front there is an area of garden and path leading to the front door.



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# Accommodation

GROUND FLOOR  
439 sq.ft. (40.8 sq.m.) approx.



## Ground Floor Entrance Hall

**Kitchen/Breakfast Room**  
13' 3" x 11' 6" (4.04m x 3.51m)

**Lounge/Dining Room**  
18' 0" x 11' 5" (5.49m x 3.48m)

**Downstairs Shower Room**  
5' 8" x 5' 7" (1.73m x 1.70m)

## First Floor Main Bedroom

14' 11" x 11' 5" (4.55m x 3.48m)

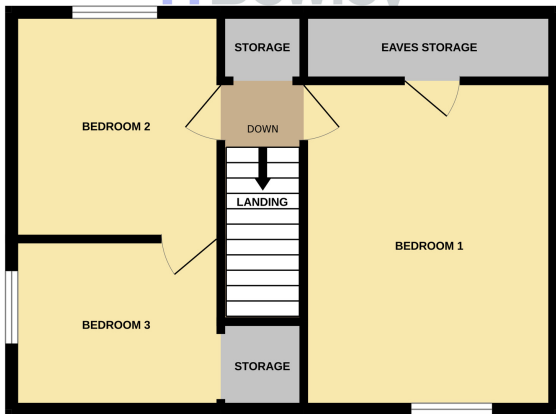
**Bedroom 2**  
10' 1" x 9' 11" (3.07m x 3.02m)

**Bedroom 3**  
9' 11" x 7' 7" (3.02m x 2.31m)

## Outside Rear Garden

## Front Garden

1ST FLOOR  
444 sq.ft. (41.3 sq.m.) approx.



TOTAL FLOOR AREA : 883 sq.ft. (82.1 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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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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