

Guide Price:
£475,000

£450,000

Garnham
H Bewley

27 Upper Close, Forest Row



- Three Bedroomed Family Home
- Living Room
- Dining Room
- Fitted Kitchen
- Sun Room
- Ample Driveway Parking and Double Garage
- Detached Garage
- No Onward Chain

For further information contact Garnham H Bewley:

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27 Upper Close, Forest Row, East Sussex RH18 5DS

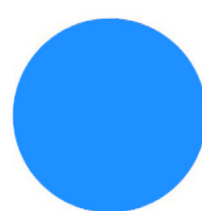
Guide Price; £450,000 - £475,000. A charming three-bedroom character cottage style semi-detached house, dating back to the 1920s, offering a wealth of original features. The property is built of external brick under a tiled roof, with part weatherboarded elevations, providing a distinctive and attractive appearance. Internally, the house is in good decorative order throughout, offering a comfortable family home with a pleasant easterly rear aspect, set in a desirable and convenient location within this ever-popular East Sussex village. The house occupies a generous plot, with a well-sized, west-facing front garden. Mature hedging to the front and side boundaries ensures both privacy and a welcoming entrance.

Ground Floor: The ground floor boasts a spacious sitting room and a separate dining room, perfect for family living. The kitchen is well-arranged with ample worktops, cupboards, and drawers beneath, alongside a range of eye-level wall cupboards, some featuring glass doors. The kitchen is equipped with a stainless steel sink unit, plumbing, and space for an automatic washing machine. A door from the kitchen leads into the sun room, which provides direct access to the garden. The bathroom is fitted with a panelled bath, overhead shower, pedestal basin, WC, and part-tiled walls, offering practical and stylish facilities.

First Floor: On the first floor, there are three good-sized bedrooms, offering ample space for a family or guests with useful storage in bedroom one and bedroom two.

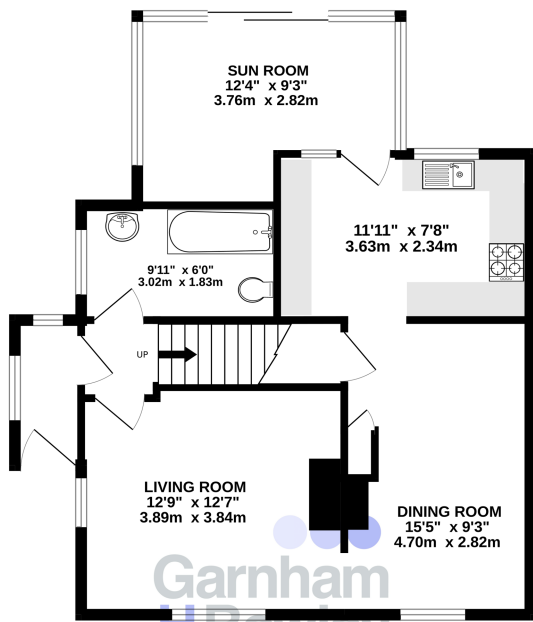
Outside: Externally, the property benefits from both front and rear gardens, laid to lawn, and enclosed by fencing and hedging. At the bottom of the rear garden, there is an old garage and garden sheds for additional storage. The rear garden adjoins the open playing field of the local primary school, providing a peaceful outlook. A long tarmac driveway offers parking for multiple vehicles and leads to a garage.

Additional Features: Gas-fired central heating with radiators Sealed unit double-glazed windows throughout Convenient location in a sought-after village Well-maintained gardens to both front and rear This delightful home is ideal for families seeking a property with character, space, and a wonderful location, combining village living with easy access to local amenities.

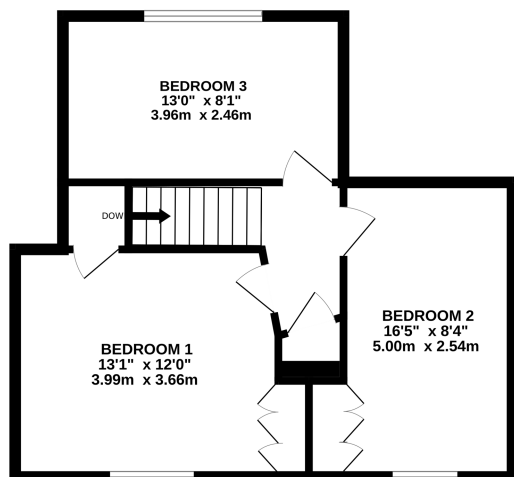


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GROUND FLOOR



1ST FLOOR



Accommodation

Entrance Porch

Entrance Hall

Living Room

12' 9" x 12' 7" (3.89m x 3.84m)

Dining Room

15' 5" x 9' 3" (4.70m x 2.82m)

Kitchen

11' 11" x 7' 8" (3.63m x 2.34m)

Sun Room

12' 4" x 9' 3" (3.76m x 2.82m)

Family Bathroom

9' 11" x 6' 0" (3.02m x 1.83m)

First Floor

Master Bedroom

13' 1" x 12' 0" (3.99m x 3.66m)

Bedroom 2

16' 5" x 8' 4" (5.00m x 2.54m)

Bedroom 3

13' 0" x 8' 1" (3.96m x 2.46m)

Garage

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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NEAREST RAILWAY STATIONS

East Grinstead Station

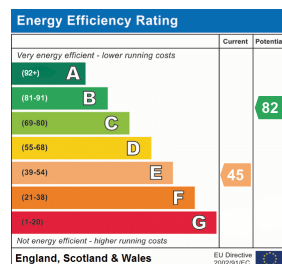
3.2 miles

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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