

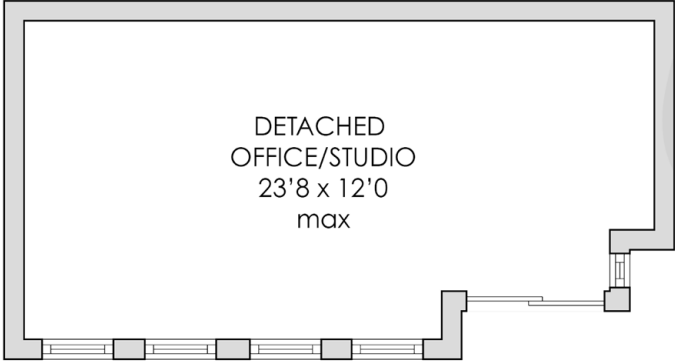


POST HORN CLOSE
Forest Row, East Sussex



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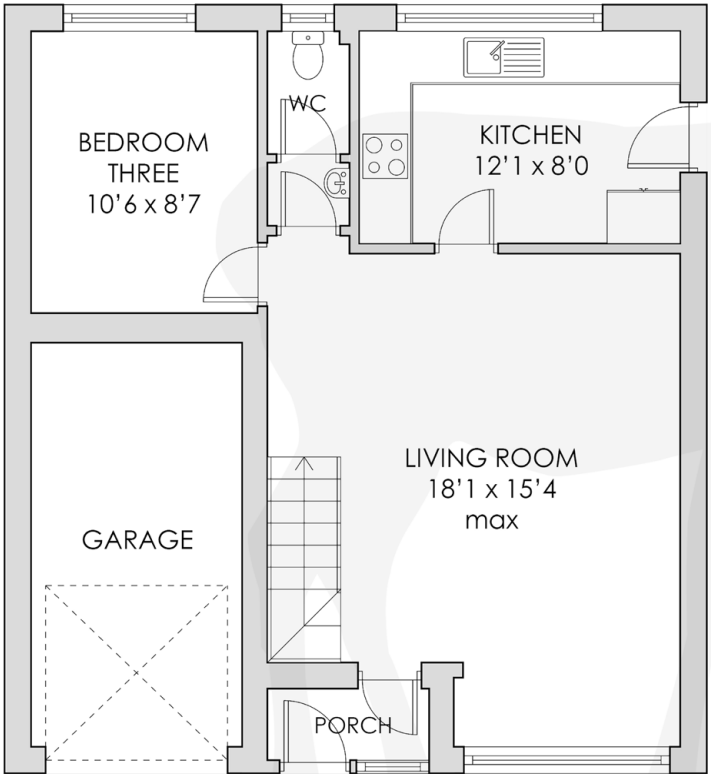
FLOOR PLANS



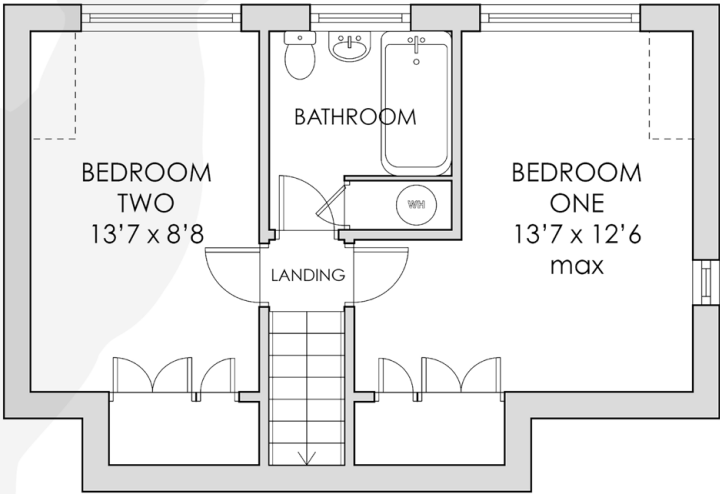
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This plan is for layout guidance only.
Not drawn to scale, unless stated.
Windows and door openings are approximate.

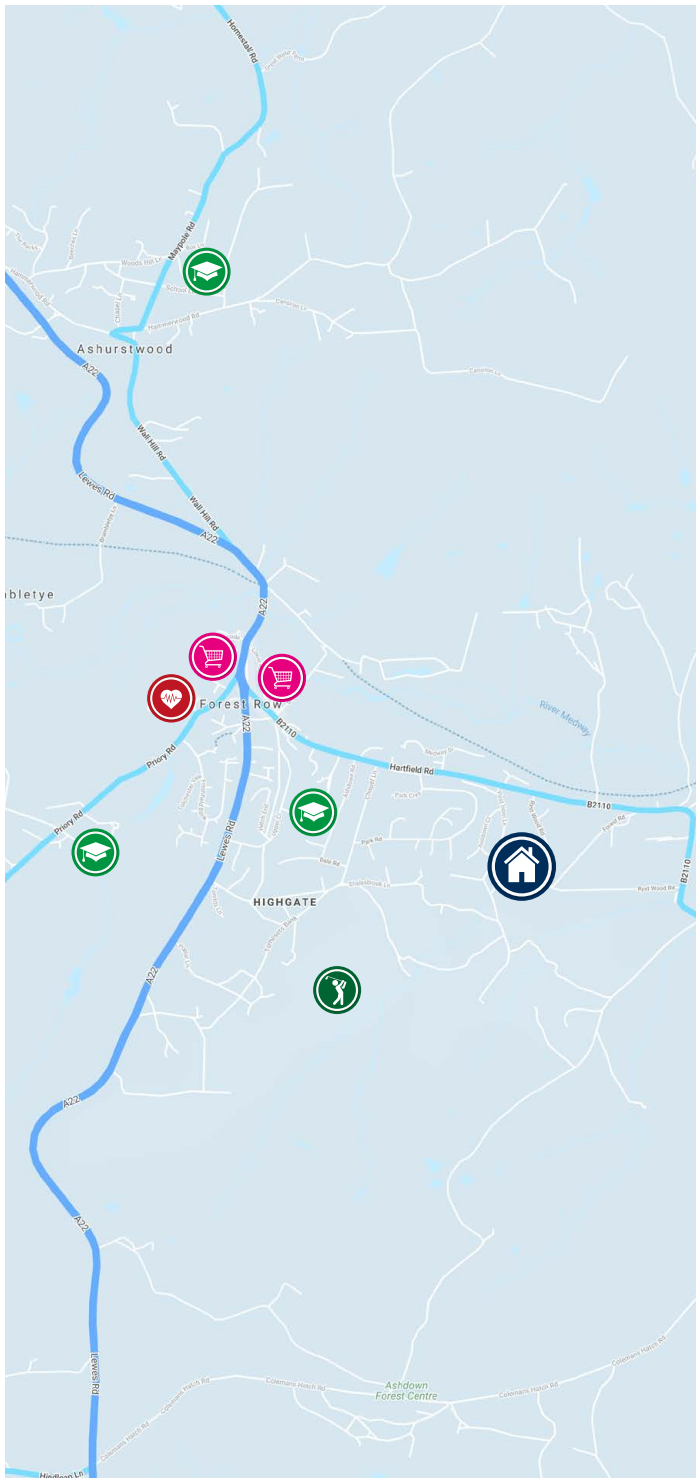
Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.



Ground Floor



First Floor



POST HORN CLOSE, FOREST ROW, EAST SUSSEX

PROPERTY DESCRIPTION

A semi detached property in a sought after and quiet location offering versatile accommodation with the potential for modernisation and extension (subject to planning). The ground floor comprises entrance porch, living/dining room, bedroom three/study and kitchen. The first floor consists of two bedrooms and bathroom

Outside the property benefits from driveway, garage, front garden, large rear garden and spacious detached office/studio.

Viewings are highly recommended.

LOCATION

The property is situated on the outskirts of Forest Row yet within easy reach of walks on the golf course, village centre and local schools. The village centre offers a wide range of shops, restaurants and public houses that cater for every day needs.

East Grinstead train station is 4.5 miles distant and offers frequent services to East Croydon, Clapham Junction, London Bridge and London Victoria. London Gatwick is only 13.4 miles away whilst the M25 is 14.8 miles distant.

KEY INFORMATION

Internal Area	1,235 sq ft (including studio)
Max Broadband	300 Mbps
Tenure	Freehold
EPC Rating	D - 55
Local Council	WEALDEN
Council Tax Band	D
Amount per annum	£2,239



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Asking Price £550,000





ACCOMMODATION

The property is entered via a wooden glazed door opening into:

ENTRANCE PORCH Window to front, coats cupboard, door opening into:

LIVING ROOM Double glazed window to front, two radiators, television point, satellite point, stairs to first floor, doors to kitchen, bedroom three and W/C with wash hand basin, double glazed obscured window to rear and low level w/c.

KITCHEN Range of wall and base units with contrasting worksurfaces, inset sink and drainer with mixer tap, built in oven, four ring gas hob with extractor over, space for upright fridge/freezer, space and plumbing for washing machine, cupboard housing boiler, laminate flooring, door to side.

BEDROOM THREE Double glazed window to rear, radiator, parquet style flooring.

FIRST FLOOR LANDING Loft access, doors to bedroom one, two and bathroom.

BEDROOM ONE Radiator, double glazed window to rear, television point, built in wardrobe with hanging rails.

BEDROOM TWO Double glazed window to rear, radiator, television point, built in wardrobe with hanging rails.

BATHROOM Laminated flooring, fitted suite comprising panel bath with mixer tap and shower attachment and power shower over, pedestal wash hand basin, low level w/c, heated ladder towel rail, part tiled walls, double glazed obscured window to rear.

OUTSIDE

FRONT GARDEN Driveway with parking for one car leading to the garage with up and over door, side access, lawn area with mature shrubs and tree.

REAR GARDEN Mostly laid to lawn with small patio area all enclosed by mature shrubs and panel fencing.

DETACHED OFFICE/STUDIO Recently constructed detached spacious office/studio with double glazed sliding doors to front, wooden flooring, downlighters and double glazed windows to front and side.







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