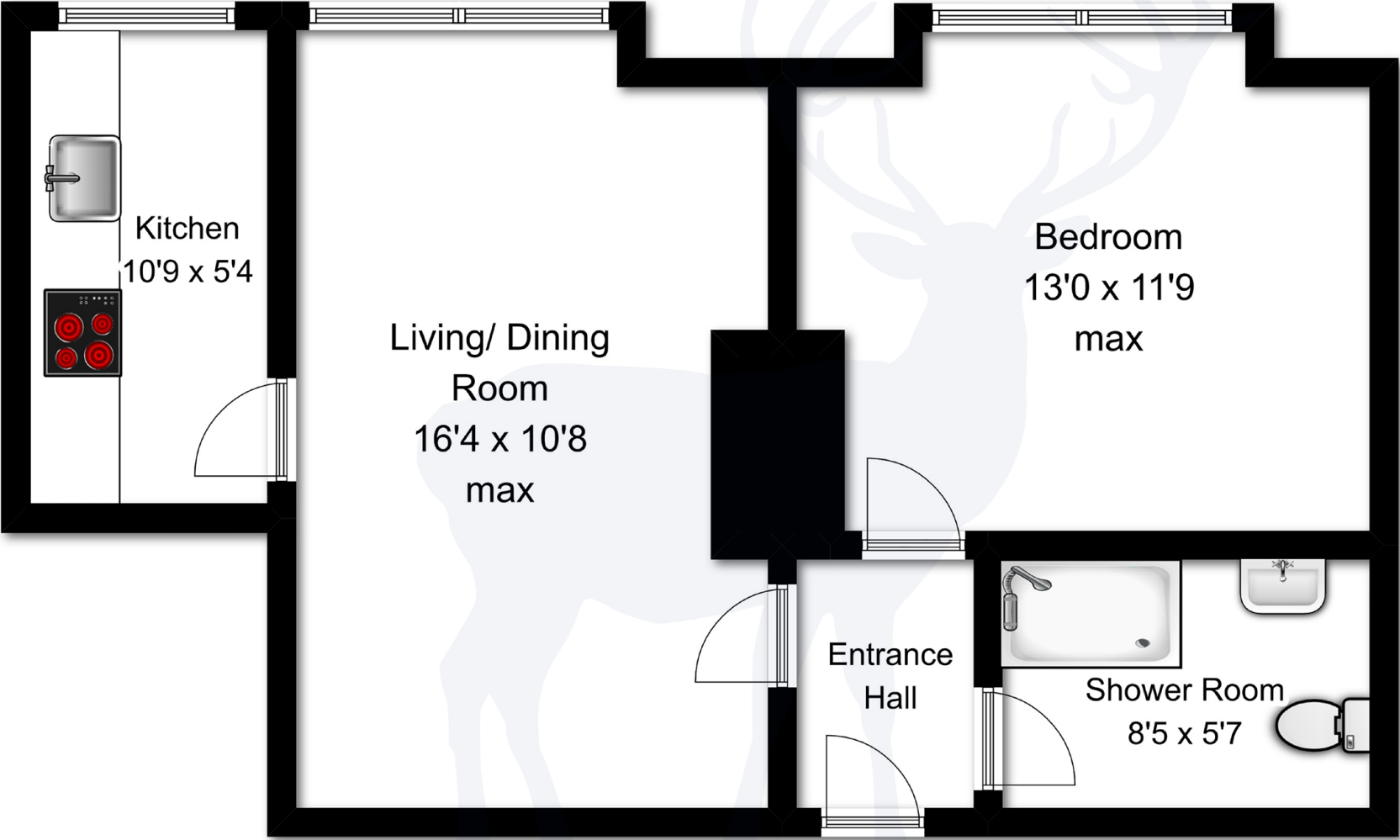




THE ABBEY
Ashurst Wood, West Sussex

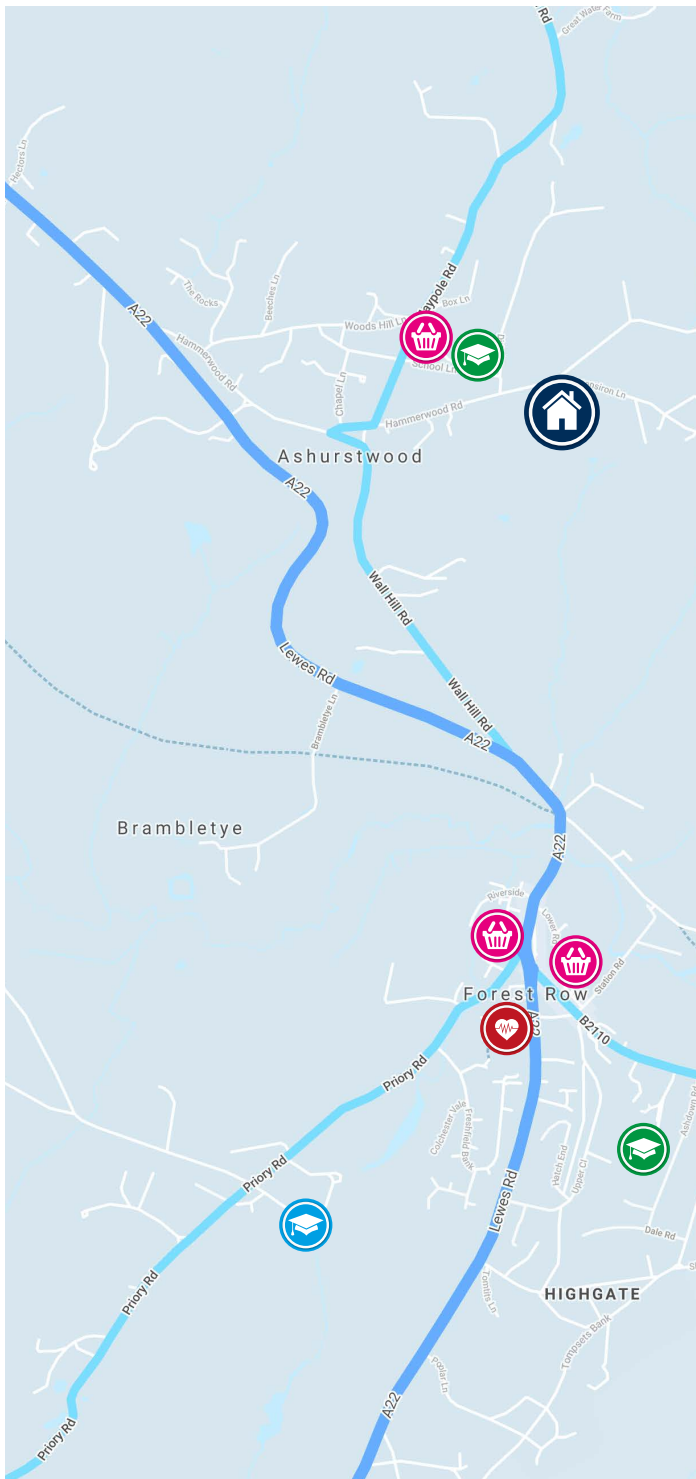
FLOOR PLANS



COLE'S ESTATE AGENTS
Ref 10000

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.



THE ABBEY

HAMMERWOOD ROAD, ASHURST WOOD, WEST SUSSEX

PROPERTY DESCRIPTION

A charming first floor apartment in a mansion conversion with high ceilings and character features offering well presented accommodation including entrance hall, living/dining room with far reaching views, kitchen, shower room and double bedroom.

Outside the property benefits from allocated parking space and use the beautiful communal grounds.

Viewings are highly recommended to appreciate the accommodation on offer.

LOCATION

The property lies within walking distance of various local shops including a general store, family butcher, together with primary school and pub. Forest Row is only 1.4 miles away and has a wider range of specialist shops and facilities whilst East Grinstead is only 2.2 miles away and offers a comprehensive range of shopping, coffee shops, restaurants, public houses, three supermarkets, cinema and leisure facilities.

East Grinstead train station is 2.7 miles away and offers frequent services to East Croydon, Clapham Junction, London Bridge and London Victoria. London Gatwick is only 12 miles away whilst the M25 is 13 miles distant.

KEY INFORMATION

Internal Area	495 sq ft
Max Broadband	67 Mbps
Local Council	MID SUSSEX
Council Tax Band	C
EPC Rating	C - 74

Tenure	Leasehold
Remaining Lease	TBC
Maintenance Charges	TBC
Ground Rent	TBC



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Asking Price £220,000





ACCOMMODATION

COMMUNAL ENTRANCE The building is accessed via entryphone system with original oak door opening to:

COMMUNAL RECEPTION HALL Spacious hall with ornate oak carved features, period fireplace with oak surround, feature staircase to first floor with front door opening to:

ENTRANCE HALL Telephone entry handset, wooden style flooring, radiator, doors to bedroom, shower room and living room.

LIVING ROOM Vinyl flooring, feature fireplace with surround, wooden mantle and tiled hearth, sash window to rear with far reaching views, telephone pint, television point and satellite point, door into:

KITCHEN Range of wall and base units with contrasting solid wooden worksurfaces incorporating butler sink with mixer tap and hose, four ring electric hob with extractor over, integrated fridge, integrated freezer, integrated washing machine, wooden flooring, part tiled walls, window to rear.

BEDROOM Sash windows to rear with far reaching views, radiator, fitted wardrobes with sliding doors, hanging rails and shelving.

SHOWER ROOM Walk-in shower with glass screen and drencher shower, pedestal wash hand basin, low level WC, Victorian style radiator with heated towel rail, extractor fan, high window to bedroom.

OUTSIDE

ALLOCATED PARKING Private entrance to driveway and allocated parking within the communal car park along with visitor parking for several cars.

COMMUNAL GARDENS The Abbey enjoys spacious and well cared for communal gardens enjoying far reaching views towards Ashdown Forest. The grounds are mainly laid to lawn with mature hedging trees and decking areas. In total the grounds extend to approximately 2.5 acres.

VIEWINGS

Viewing by appointment with Cole's Estate Agents

01342 324616 sales@colesestateagents.com





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www.colesestateagents.com

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