



Post Horn Lane

Forest Row, East Sussex, RH18 5DD

Asking Price Of £325,000

Property Features

- Two Bedroom Maisonette
- First (Top) Floor
- Village Location
- Spacious Throughout
- Private Garden
- No Onward Chain
- Garage & Parking
- Gas Central Heating
- Double Glazed
- Close to Local Amenities

Full Description

Greenaway Residential Estate Agents are delighted to welcome this two bedroom first floor maisonette to the sales market. Properties such as this rarely come to the market, especially of this standard. The property can be found on the outskirts of the peaceful and historic Ashdown Forest with over 6500 acres of heathland, woodland and picturesque walks, in the village of Forest Row known for its spiritual diversity and community togetherness. The property is situated in an elevated area away from any of the main roads, offering the potential for a little extra peace and quiet. With easy access to the Forest Way and local 36 hole golf course at the Royal Ashdown Golf Course, this property offers it all. In our opinion, the property benefits from a garage en-bloc, off road parking and a well manicured private garden to the front of the maisonette laid to lawn, patio and tree lined boundary. Other surrounding gardens are also well kept making the area a very pleasant place to spend time.

Entering the first floor property via an external staircase, through the recently fitted front door, you will enter into a small entrance porch with steps leading to the L-shaped hallway with doors leading to the lounge, both bedrooms, kitchen/diner, bathroom and loft (accessible via hatch and pull down fitted ladder). The lounge is oversized with a large window to the front aspect overlooking the garden. There is a fireplace and hearth housing electric coal effect fire, along with drop lighting and carpet, a theme throughout the living areas. Both bedrooms are double in size with bedroom one being considerably larger and both benefitting from large windows overlooking the rear of the property. The kitchen comprises of a range of modernised matching base and eye level units with work space over, space for fridge freezer, washing machine and dishwasher and built in electric oven, hob, extractor unit and stainless steel sink unit with mixer tap and drainer. A large window overlooks the rear of the



property. The bathroom, again tastefully renovated, comprises of a paneled bathtub with electric shower over and glass screen, low level WC, vanity handwash unit, towel rail, electric shaver point, mirror fronted cupboards and opaque window. The loft is boarded and offers enough space for extension subject to planning applications.

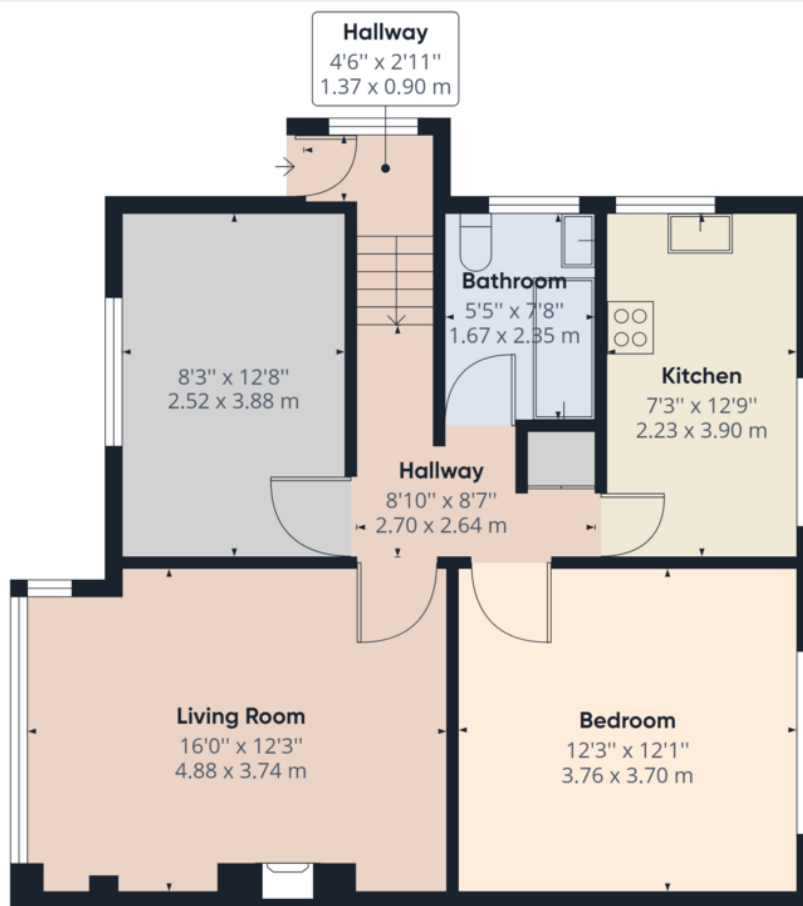
A viewing of this property is highly recommended to appreciate the size, standard and feel of the property as well as to appreciate the village in which it lies. Please call one of our knowledgeable sales team to arrange an appointment on 01342 777 977.

Directions

From our office in London Road proceed in a south-easterly direction towards Queen's Road, take the first exit onto the High Street, pass over the small roundabout and at the following roundabout take the second exit on the Lewes Road heading towards Forest Row. Proceed for approximately 2.8 miles through Forest Row passing the petrol station on the right hand side. Continue straight over the two mini roundabouts heading towards Hartfield and Tunbridge Wells. Follow the road for approximately 1 mile and turn right into Post Horn Lane. Around 50 meters on the righthand side, you will find the property.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	75 c	77 c
55-68	D		
39-54	E		
21-38	F		
1-20	G		





Approximate total area⁽¹⁾
663.43 ft²
61.64 m²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

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Lounge – 16'0" x 12'3" (4.88 x 3.74m)
Bedroom 1 – 12'3" x 12'1" (3.76 x 3.70m)
Bedroom 2 – 8'3" x 12'8" (2.52 x 3.88m)
Kitchen – 7'3" x 12'9" (2.23 x 3.90m)
Bathroom – 5'5" x 7'8" (1.67 x 2.35m)
Total Floor Area - 663.43 ft² (61.64m²)

88 London Road
East Grinstead
West Sussex
RH19 1EP

www.greenawayresidential.com
eastgrinstead@greenawayresidential.com
 01342 777977

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements