



3 Ashdown Place, Forest Row
£550,000

**MANSELL
McTAGGART**
Trusted since 1947

3 Ashdown Place

Forest Row, Forest Row

A very spacious and well arranged apartment in a distinctive country house on the former estate of Ashdown Place set on the Ashdown Forest and Royal Ashdown Golf Course. Forming part of the ground floor of the main house this character home extends to over 1700 square feet, and has access to its own good sized mature garden, with established shrubs and plants providing a good deal of seclusion.

Internally the property is arranged on several different levels with the benefit of high ceilings, large windows and an oil fired central heating system.

The accommodation comprises: Entrance Hall leading to all principle rooms, large sitting room with an open fireplace and an adjacent spacious dining room. The kitchen is in need of modernisation. There is a study/bedroom 4 providing additional space. The flat also has a separate WC, utility room with a sink unit, plumbing for an automatic washing machine, and the **oil fired boiler for domestic hot water and central heating.**

There are three double bedrooms and a family bathroom. The principle room is front aspect with a large walk in wardrobe.

Externally: One of the primary benefits of this apartment is the beautiful established garden, situated to the front of the property, with its level lawned area, high hedging and mature shrubs, including a fine magnolia, providing a good level of seclusion.

Garage in a block and hardstanding. Additional parking in the gravelled courtyard.

Council Tax band: F





3 Ashdown Place

Forest Row, Forest Row

Rare opportunity to purchase an exceptionally spacious garden apartment within a former country house on Ashdown Forest

Council Tax band: F

Tenure: To be confirmed

Service/Maintenance Charge: To be confirmed

- GROUND FLOOR APARTMENT
- PART OF FORMER COUNTRY HOUSE
- SPACIOUS CHARACTER INTERIOR
- 1735 SQ FEET (161 SQ METRES)
- ON ASHDOWN FOREST
- FOREST ROW CENTRE 1/2 OF A MILE
- 3 BEDROOMS BATHROOM
- 3 RECEPTION ROOMS HALLWAY
- KITCHEN & UTILITY ROOM
- LARGE SECLUDED GARDEN
- GARAGE IN A BLOCK





Mansell McTaggart Forest Row

Mansell McTaggart, Lower Road - RH18 5HE

01342 826682

fr@mansellmctaggart.co.uk

www.mansellmctaggart.co.uk/branch/forestrow/

Consumer Protection from Unfair Trading Regulations 2008 We have not tested any apparatus, equipment, fixtures, fittings or services and so cannot verify that they are in working order or fit for purpose. You are advised to obtain verification from your solicitor or surveyor. References to the tenure of a property are based on information supplied by the seller. We have not had sight of the title documents and a buyer is advised to obtain verification from their solicitor. Items shown in photographs are not included unless specifically mentioned within the sales particulars, but may be available by separate negotiation. We advise you to book an appointment to view before embarking on any journey to see a property, and check its availability.