



9 Oaklea Court, High Street, Hartfield, East Sussex TN7 4AE

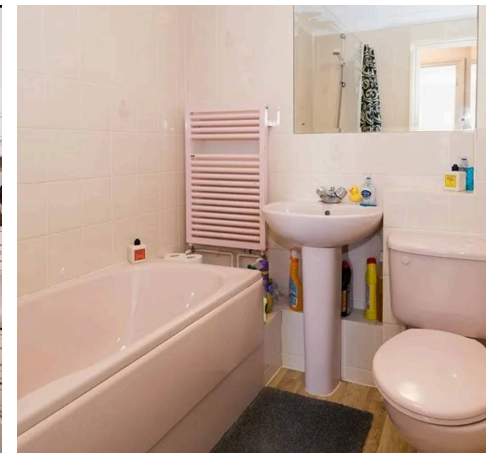
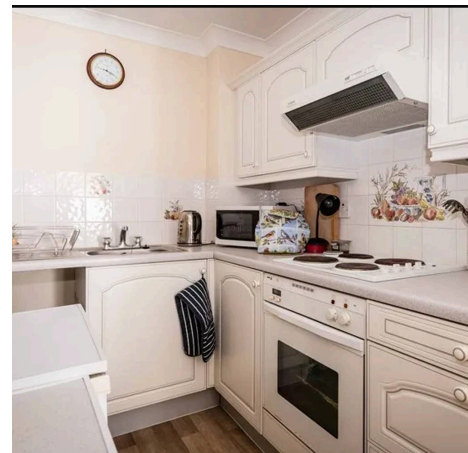
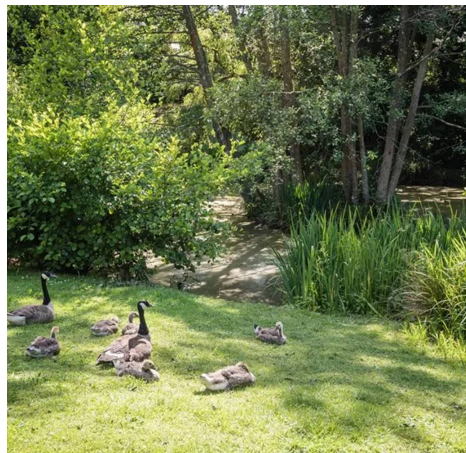
Offers in Region of £190,000 Leasehold

**MANSELL  
McTAGGART**  
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## 9 Oaklea Court, High Street, Hartfield, TN7 4AE

This unusual one bedroom apartment is set over two floors. Situated in this small complex of retirement properties for the over 60 yrs. A sought after and picturesque village on the edge of the Ashdown Forest. The accommodation comprises: Entrance hall, inner hall, lounge/dining room, kitchen, bedroom, bathroom, residents parking, patio area and lovely landscaped grounds with ponds. Gas central heating, double glazed windows. Entering the car park, the front entrance opens onto the inner hall with staircase leading down to the main living area. On the lower floor is a garden aspect lounge with patio doors to a paved area which we have been advised belongs to this property. Bedroom with triple wardrobes overlooking the rear providing a pleasant outlook over the communal gardens. There is a bathroom with panelled bath, mixer tap and shower attachment, WC and wash basin. The kitchen has base units with work surfaces and wall units, space for appliances and plumbing for washing machine. Parking to the front and side of the property.

Positioned just off the picturesque High Street of Hartfield on the edge of the Ashdown Forest. This home is offered for sale with no ongoing chain. Outside to the front is a small garden and a shared cupboard housing the meters and providing useful storage. Beautiful communal gardens and grounds are a particular feature laid predominantly to rolling lawn interspersed and flanked with a wide variety of mature shrubs and trees. A meandering gravel pathway leads to an attractive pond, within the grounds there are various seating areas offering peace and seclusion.





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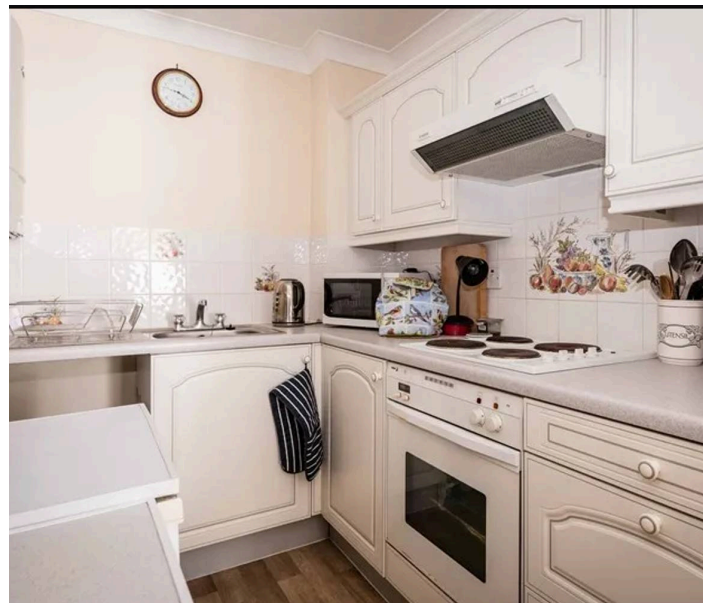
EPC Band C.

Council Tax Band: B (£1904.08 -  
2024/25).

Lease 72 years remaining.

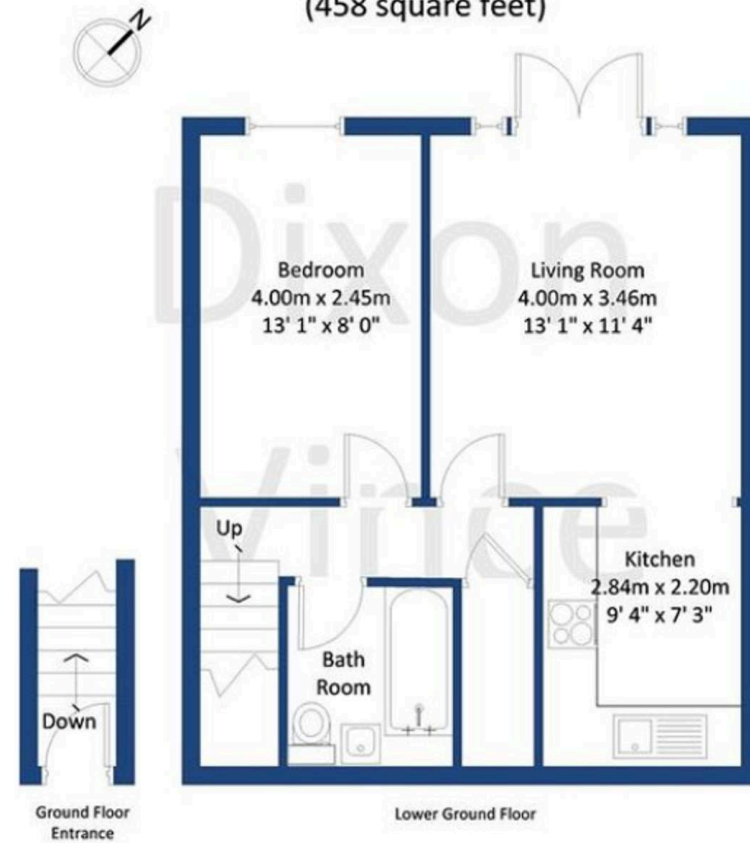
Service charge £2,150 per annum from  
June 2024 (tbv).

- One Bedroom Ground Floor Flat with own Private Entrance
- Patio doors to small paved garden
- Bedroom with fitted wardrobes
- Gas Central Heating
- Security Entry Phone
- Communal Gardens, ample parking
- No onward Chain
- Close to Hartfield Village Centre and Pooh Corner



## Oaklea Court, Hartfield, TN27 4AE

Gross internal floor area approximately  
42.6 square metre  
(458 square feet)



## Mansell McTaggart Forest Row

Mansell McTaggart, Lower Road - RH18 5HE

01342 826682

[fr@mansellmctaggart.co.uk](mailto:fr@mansellmctaggart.co.uk)

[www.mansellmctaggart.co.uk/branch/forestrow/](http://www.mansellmctaggart.co.uk/branch/forestrow/)

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