



8 Blacklands Crescent, Forest Row, East Sussex RH18 5NN

Guide Price £750,000

**MANSELL
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Blacklands Crescent, Forest Row

GUIDE PRICE £750,000 – £775,000

Extremely well presented, light and airy detached house situated at the end of a popular quiet Close within a few hundred yards of the village centre in Forest Row.

On entering the house there is a hallway with a downstairs cloakroom, large L shaped living/dining room with doors to the garden and terrace. The property has a well arranged modern kitchen with worktops, breakfast bar, cupboards and drawers, and space for appliances. The house has been altered to provide a second sitting room at the front with fitted cupboards housing plumbing for a washing machine and wall mounted gas fired boiler. Upstairs you will find 4 good size bedrooms, the master having fitted wardrobes and a large modern en-suite with a bath and separate shower cubicle. The family bathroom, also modern with built in storage, has a panelled bath with shower over and a heated towel rail.

Externally there is a good size driveway and well kept lawn to the front and side access to the extensive and well laid out rear garden with a broad terrace and seating area. The garden is mainly down to lawn with established mature shrubs and hedging providing a very secluded setting from Spring through to the Autumn.

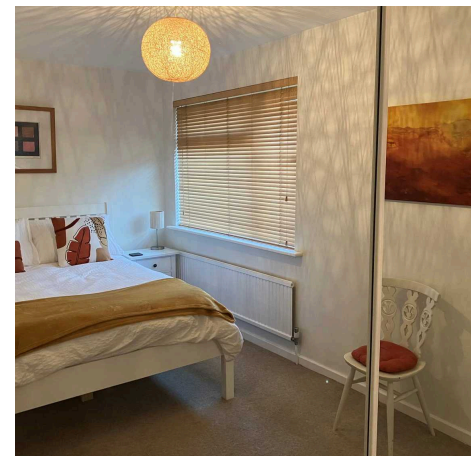
The property which is neutrally painted throughout offers good sized rooms with enlarged living space.

Local Authorities and Services

Council Tax Band F.

East Sussex County Council

Wealden District Council





8 Blacklands Crescent

Light & spacious detached family house at the end of this popular close

EPC: tbc

Council Tax band: F

Tenure: Freehold

- VERY SPACIOUS DETACHED HOUSE
- GOOD DECORATIVE ORDER
- LIGHT & WELL ARRANGED INTERIOR
- FAVOURED SMALL CUL DE SAC
- JUST OFF VILLAGE CENTRE
- IDEALLY LOCATED FOR SCHOOL & SHOPS
- 4 BEDROOMS 2 BATHROOMS
- L SHAPED LIVING/DINING ROOM, SITTING ROOM
- KITCHEN/BREAKFAST ROOM
- LARGE SECLUDED REAR GARDEN



It is only a short walk/drive to the pretty village of Forest Row which offers plenty of local shops, restaurants and schools including the local Church of England Primary and Michael Hall. A short drive to East Grinstead Town which offers further more extensive shops, including Waitrose, Sainsburys and a Railway Station with services to London. Gatwick Airport/Station and the M23 motorway is approximately 17 miles.



Mansell McTaggart Forest Row

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