



**COLE'S**  
ESTATE AGENTS

Ashdown Court  
Lewes Road  
Forest Row  
East Sussex

**Asking Price £245,000**

- CENTRAL VILLAGE LOCATION •
- TWO DOUBLE BEDROOMS •
- FIRST FLOOR •
- TWO BATHROOMS •
- ALLOCATED PARKING SPACE •

A first floor apartment with lift access in the heart of Forest Row offering spacious and well presented accommodation including two double bedrooms, two bathrooms, large living/dining room and kitchen with utility area.

Outside the property benefits from an allocated parking space.



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## ACCOMMODATION

**COMMUNAL ENTRANCE** The property is accessed via communal entrance with telephone entry system, lift and stairs to first floor with hallway leading to front door opening to:

**ENTRANCE HALL** Airing cupboard housing the hot water cylinder and slatted shelving area, storage cupboard, radiator, doors to bedrooms, living/dining room, kitchen and bathroom.

**KITCHEN** Range of gloss wall and base units with contrasting worksurfaces incorporating stainless steel 1.5 bowl sink and drainer with mixer tap, cooker with 4 ring electric hob, double oven and grill, glass splashback, stainless steel cooker hood with extractor fan, integrated microwave, under cupboard lighting, radiator, downlighters, opening to UTILITY AREA with worksurfaces and space and plumbing under for washing machine, extractor fan.

**LIVING/DINING ROOM** Generous in proportions with double glazed window to front, television point, satellite point, telephone point, two radiators.

**BEDROOM ONE** Double glazed window to front, radiator, television point, satellite point, fitted wardrobes with hanging rails, drawer units and shelving, door to:

**ENSUITE SHOWER ROOM** Fitted suite comprising tile enclosed shower cubicle, low level wc with concealed cistern, pedestal wash hand basin with mixer tap and tiled splashback, extractor fan, heated ladder towel rail, downlighters.

**BEDROOM TWO** Double glazed window to rear, fitted wardrobes with hanging rails, drawer units and shelving, radiator, television point, telephone point, satellite point.

**BATHROOM** Fitted suite comprising panel bath with mixer tap, pedestal wash hand basin with mixer tap, low level wc, part tiled walls, heated ladder towel rail, tiled flooring, shaver point, downlighters, extractor fan.

## OUTSIDE

**ALLOCATED PARKING SPACE** The property comes with one allocated parking space located to the rear of the property.





## KEY INFORMATION

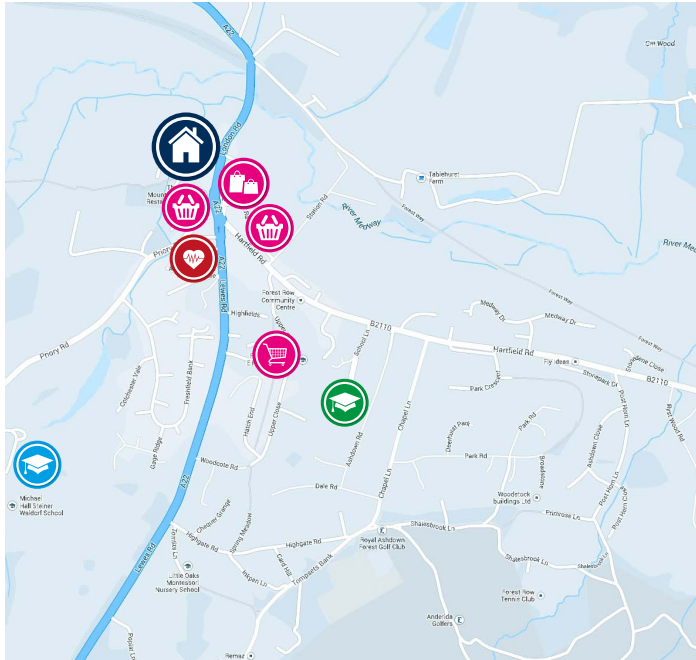
Internal Area	861 sq ft
Max Broadband	67 Mbps
Tenure	Leasehold
EPC Rating	C - 72
Local Council	WEALDEN
Council Tax Band	C - 72
Amount per annum	£1,923
Remaining Lease	113 years
Maintenance Charges	£1,200 p/a
Ground Rent	£200 p/a



## LOCATION

The property is situated in the heart Forest Row village which offers a wide range of shops, restaurants, public houses and two mini supermarkets that cater for every day needs. East Grinstead train station is 4.3 miles distant and offers frequent services to East Croydon, Clapham Junction, London Bridge and London Victoria. London Gatwick is only 13.2 miles away whilst the M25 is 14.6 miles distant.

## NEARBY



### TRANSPORT

Train Station 3.4 miles  
M25 Motorway 13.6 miles  
Gatwick Airport 12.1 miles

### AMENITIES

Village Centre 0.1 miles  
Tesco Express 154 feet  
Supermarket 3.4 miles  
Doctors 0.2 miles

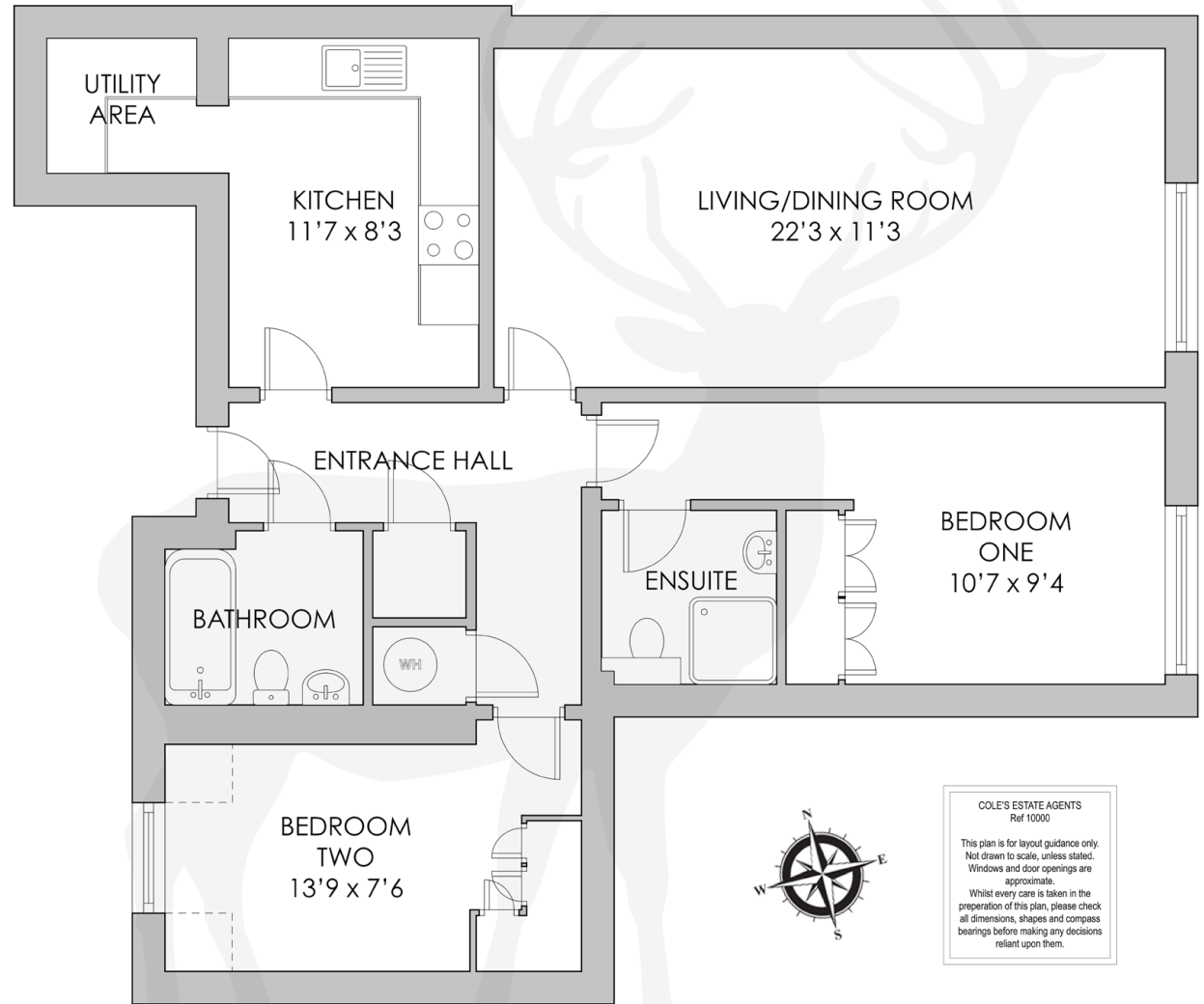
### LARGER TOWNS

East Grinstead 2.9 miles  
Crawley 12.7 miles  
Tunbridge Wells 12.6 miles

### SCHOOLS

Forest Row Primary 0.5 miles  
Sackville Secondary 2.5 miles

## FLOOR PLAN



Ground Floor

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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.



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