



**Hartfield Road
Forest Row, East Sussex**

To arrange a viewing or valuation call 01342 316 444

www.mayhewstates.co.uk



Mayhews

East Grinstead Sales 01342 316 444

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A vacant upper floor retirement apartment located in the Oakwood Park development in the village of Forest Row. Viewing highly advised!

Bullet points

- Retirement apartment
- Upper floor
- One double bedroom
- Generous lounge/dining room
- Kitchen
- Bathroom
- Balcony
- Resident and visitor parking
- Landscaped communal gardens
- Communal reception rooms
- Village location

Description

Mayhew Estates are delighted to offer for sale this upper floor retirement apartment which is offered to the market as a vacant possession. Located only a short walk from the centre of Forest Row village this popular development is designed especially for purchasers that have attained 60 years of age. Facilities include a door entry phone and an alarm call system in every room linked to the site manager, lift and communal reception rooms.

Entering the property you are immediately met by a spacious hallway which provides access to the accommodation. On your left is the well-proportioned double bedroom which benefits from built in wardrobes. The lounge/dining room which is a real highlight to this property is located at the rear of the property and offers generous size and has French doors leading out to its own private balcony. Off the lounge is the kitchen which benefits from a range of eye and base level units, fridge freezer, washing machine and cooker. There is also a bathroom, large storage cupboard and airing cupboard.

Room Dimensions

Lounge/Dining Room 18'3" x 13'5" (5.56m x 4.1m)
Kitchen 9'8" x 6'4" (2.95m x 1.93m)
Bedroom One 14'6" x 10'4" (4.42m x 3.15m)
Bathroom 7'6" x 5'7" (2.29m x 1.7m)

Outside

Car parking spaces are provided for residents and visitors. There are well kept landscaped communal gardens.

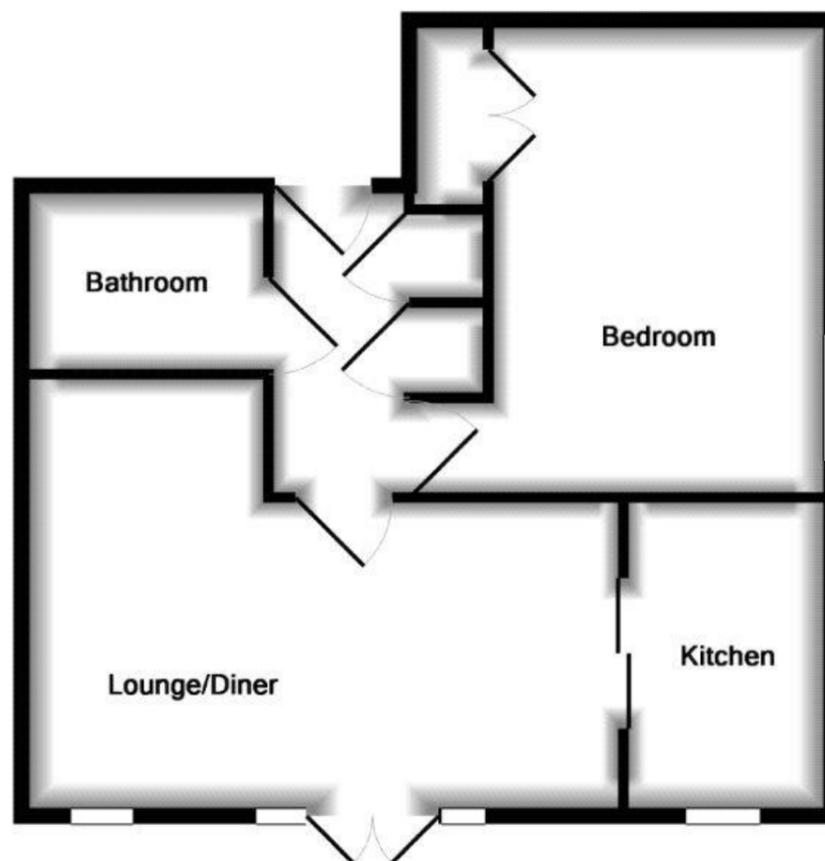
Directions

From our office on London Road proceed up through the town centre taking a left onto High Street. Continue forward onto the Lewes Road and proceed forward for approximately three miles until you reach the village of Forest Row. At the first mini roundabout take the first exit and shortly afterwards you will meet another mini roundabout and take a left onto Hartfield Road. Proceed forward where the development will be located shortly afterwards on your right hand side.

Viewing

Strictly by appointment with Mayhew Estates
 01342 316 444

Guide price
£110,000 - £120,000



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given
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Important Notice

Mayhew Estates give notice that: All dimensions are approximate and are quoted for guidance only. Reference to appliances and/or services does not imply that they are necessarily in working order or fit for the purpose. We have been advised by the vendor of the freehold/leasehold status of the property and you should have this, together with any other information provided concerning the tenure of the property, checked by your solicitor. The position regarding fixtures and fittings and, where the property has been extended/converted, the position regarding planning approval and building regulation compliance, should also be checked by your solicitor. These particulars do not constitute or form part of an offer or contract, nor may they be regarded as representations. All parties must themselves verify their accuracy.

Energy Efficiency Rating		Current	Potential
(92+)	A		
(81-91)	B		
(69-80)	C	74	79
(54-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		

Not energy efficient - higher running costs

England, Scotland & Wales EU Directive 2002/91/EC