



Hartfield Road
Forest Row
East Sussex

Rental Price **£2,000 pcm**

- CENTRAL VILLAGE LOCATION •
- SUPERBLY PRESENTED •
- COURTYARD AREA •
- UNFURNISHED •
- AVAILABLE EARLY APRIL •

A highly individual and charming property in the heart of the village offering superbly presented and versatile accommodation including three bedrooms, family room, kitchen, cloakroom, bathroom and spacious living room with balcony.

Outside the property benefits from courtyard patio/parking area.

The property is unfurnished and available early April.



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ACCOMMODATION

The property is entered via a wooden door to front with obscured glazed panels, opening to:

ENTRANCE HALL Victorian style radiator, wooden flooring, door to inner hall with door leading to basement, stairs to first floor, doors to family room, bedroom three and kitchen.

FAMILY ROOM Wooden sash window to front with wooden shutters, Victorian style radiator, cast iron fireplace with decorative surround and granite hearth, storage cupboards with shelving over.

BEDROOM THREE Wooden sash window to side with wooden shutters, Victorian style radiator, fireplace with granite hearth and surround.

KITCHEN/BREAKFAST ROOM Range of wall, base and display units with granite worksurfaces incorporating butler sink with mixer tap, Rangemaster cooker with five ring gas hob, double oven and grill, granite splashback, Rangemaster stainless steel cooker hood with extractor fan, integrated fridge, integrated freezer, integrated washing machine, integrated Neff dishwasher, granite upstands, ceramic tiled flooring with underfloor heating, part tongue and groove wall panelling with exposed timbers, downlighters, wooden glazed window to rear with shutters, doorway to:

REAR LOBBY Window to rear with secondary glazing, door to side, tiled flooring, door to cloakroom.

CLOAKROOM Low level wc with concealed cistern, wash hand basin, extractor fan, downlighter and tiled flooring.

First Floor

LANDING Doors to two bedrooms, study area and bathroom.

BATHROOM Fitted suite comprising free standing roll top bath with Victorian style mixer tap with shower attachment, low level wc, tiled enclosed double shower cubicle with drencher shower head, Victorian style pedestal wash hand basin, part tongue and groove panelled walls, bathroom cabinet, wall lights, downlighters, extractor fan, eaves storage cupboard.

BEDROOM ONE Wooden glazed window to side, sash window with wooden shutters, Victorian style radiator, decorative cast iron fireplace with surround.





BEDROOM TWO Wooden sash window to front with wooden shutters, Victorian style radiator, decorative cast iron fireplace and surround.

STUDY AREA Double glazed window to front with secondary glazing and wooden shutters, doorway to:

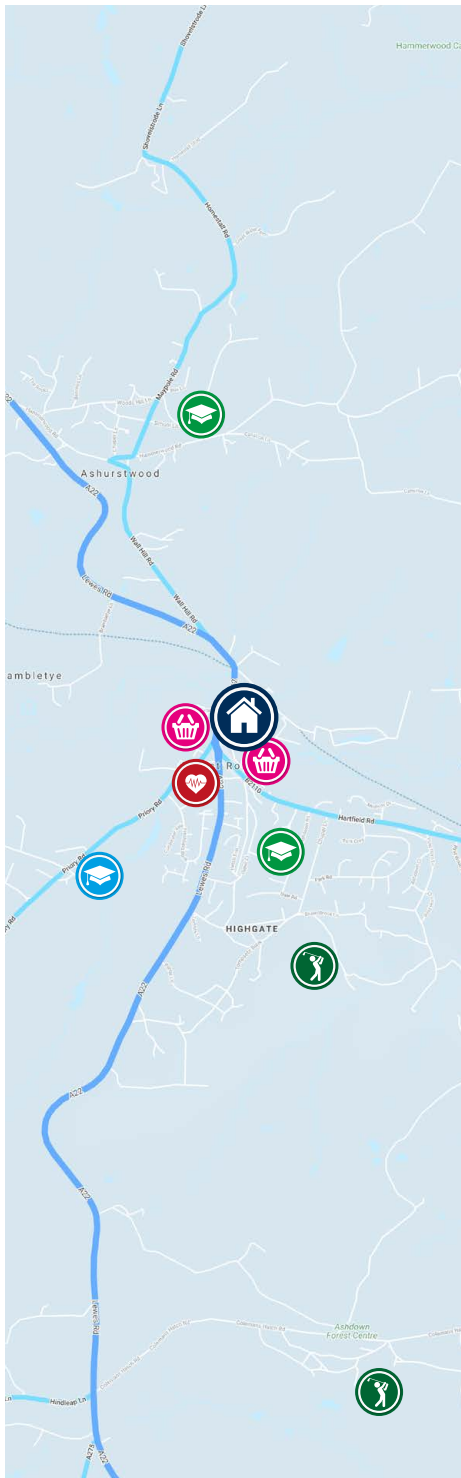
LIVING ROOM Triple aspect with wooden sash windows to front and side, feature height window to front, all windows have shutters, wooden patio doors to rear with shutters opening to balcony. Solid wooden flooring, downlights, television point and loft hatch, two radiators.

OUTSIDE

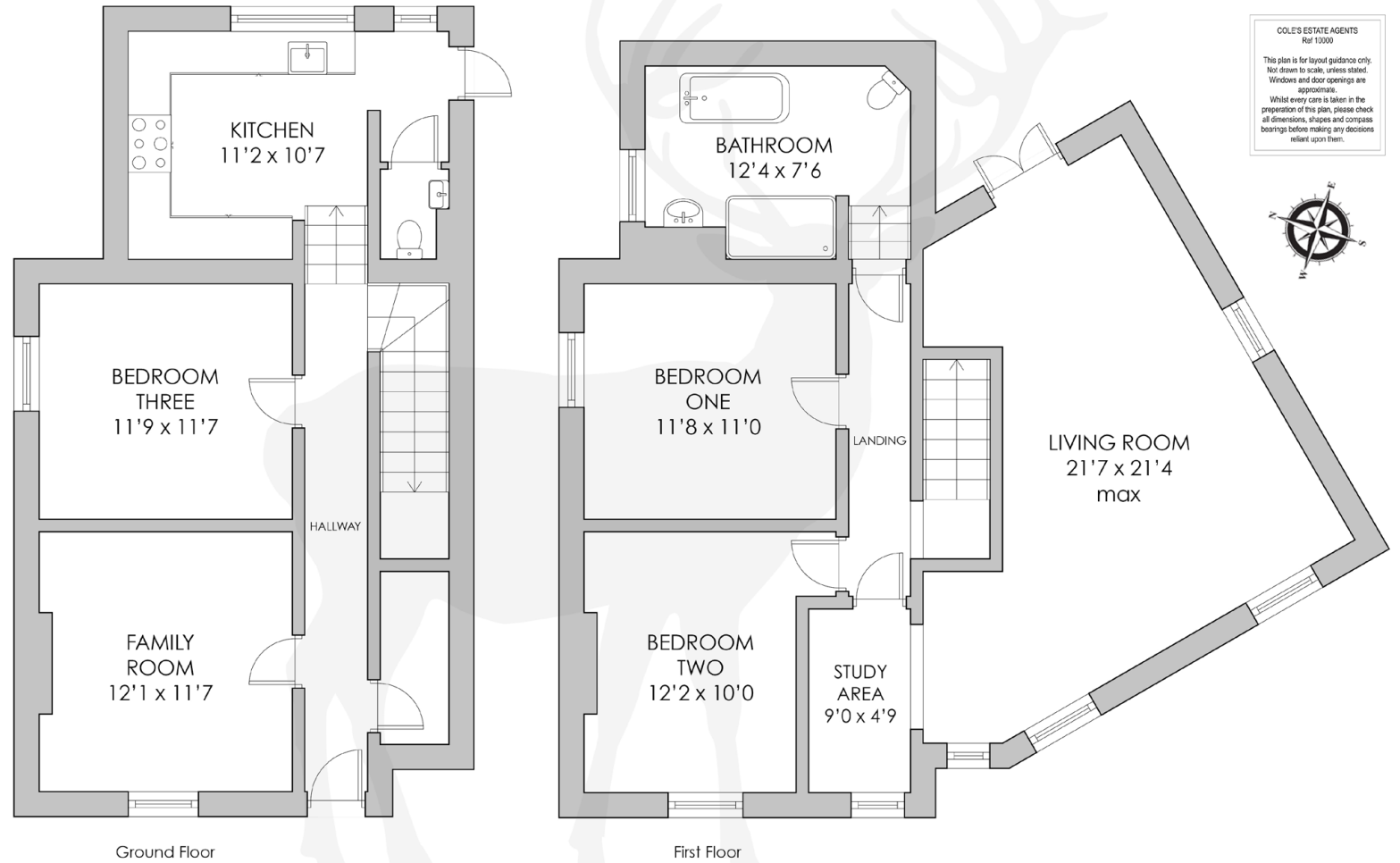
BALCONY Wooden decking with metal balustrade with far reaching views.

COURTYARD/PARKING AREA Large brick paved patio area which could be used for both parking and courtyard area. Outside tap.





FLOOR PLAN



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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
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bearings before making any decisions
reliant upon them.



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