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 **KMJProperty**
Your local independent Estate Agent

Ashdown Court, Lewes Road, Forest Row

£225,000

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GUIDE PRICE: £225,000- £250,000

A well-presented two double bedroom first-floor apartment, conveniently located within easy reach of the village centre, local amenities and transport links. Offered to the market with no onward chain, the property would suit first-time buyers, investors or those looking to downsize.

The apartment is arranged around a central hallway, with each of the principal rooms accessed independently from it. The hallway also benefits from two large storage cupboards, providing useful space for coats, a vacuum cleaner and other household items.

The bright and spacious lounge/dining room offers a versatile space for both relaxing and dining, with good levels of natural light. The modern fitted kitchen is also accessed directly from the hallway and provides a good range of wall and base units, generous worktop space and integrated appliances.

There are two well-proportioned double bedrooms, both offering comfortable and versatile accommodation, together with a modern bathroom.

Further benefits include double glazing, electric heating, an entry phone system and lift access.

The apartment is positioned to the rear of Ashdown Court, enjoying a peaceful outlook away from the road towards distant fields and woodland. Access is available both via the pedestrian walkway shown at the front of the building and from the rear car park, where the property's allocated parking space is conveniently situated, offering a pleasant balance of tranquillity and easy access.

Outside, residents have use of well-maintained communal grounds and courtyard areas, with additional visitor parking available subject to availability.

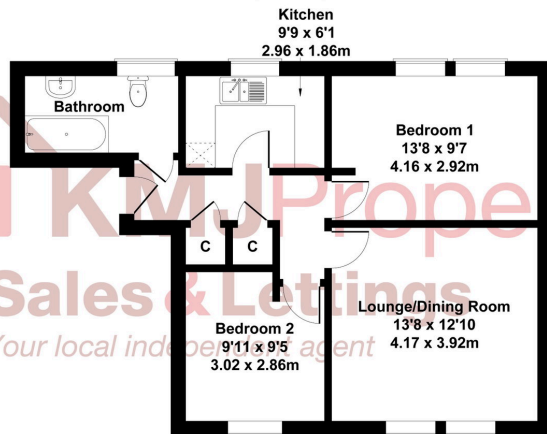
A nearby pedestrian walkway provides convenient access into the village centre, with its range of shops, cafés and everyday amenities. The property is also well positioned for East Grinstead and the surrounding countryside, with a variety of local walking routes and outdoor spaces nearby.

With two double bedrooms, generous storage, allocated parking, lift



2, Ashdown Court, Lewes Road, Forest Row, RH18 5EZ

Approximate Gross Internal Area
603 sq ft - 56 sq m



FIRST FLOOR

Not to Scale. Produced by The Plan Portal 2026
For Illustrative Purposes Only.

- No Chain
- Parking
- Double Glazed
- Two bedrooms
- Council Tax band- B
- First Floor apartment
- Lift Access
- Phone entry system
- Village Location
- EPC- C



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	80	80
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

BRITISH
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AWARDS

2023

★★★★★

GOLD WINNER

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