



# 13 Park Crescent

Forest Row, East Sussex, RH18 5ED

Batcheller  
Monkhouse

Our Corner of England

# 13 PARK CRESCENT

A rare opportunity to purchase a four bedroom detached family home in need of some modernisation in the sought after village of Forest Row set within the beautiful Ashdown Forest.

## Ground Floor

- Entrance Hall
- Cloakroom
- Utility Room
- Sitting Room
- Study
- Kitchen/Dining/Conservatory

## First Floor

- Principle Bedroom with En-Suite Shower Room
- 3 Further Bedrooms
- Family Bathroom

## Outside

- Front and Rear Gardens
- Store Shed



## DESCRIPTION

13 Park Crescent is located in a good position within a quiet residential road, on the edge of the popular village of Forest Row, which offers a plethora of local amenities and great schools right on the doorstep. The accommodation is spacious and flexible with the opportunity to update and modernise the house throughout to create a fantastic forever family home.

The main features of the property include:

- **Entrance Hall** with understairs storage, door leading to the side, and a downstairs **Cloakroom** with a WC and wash basin.
- **Utility Room** with worktop space, storage cupboards, space for white goods.
- The **Sitting Room** has been extended and enjoys a view over the private front garden, fitted with a feature log burning stove and has stripped wooden floors.
- **Study** is just off the entrance hall and provides the perfect quiet spot for those looking to work from home.
- **Kitchen/Dining/Conservatory** which is a wonderful open plan space and has been fitted with an array of wall and base units, Range style oven, built-in appliances, and there is plenty of space for a sizeable dining table. The kitchen opens out to a double glazed conservatory overlooking the rear garden.
- On the first floor is the **Principle Bedroom** which has views over the front garden, two built-in wardrobes and an **En-Suite Shower Room** with WC, wash hand basin and shower cubicle.
- The **3 further Bedrooms** are all of a good size.
- **Family Bathroom** is fitted with a Victorian style suite with a freestanding roll top bath, WC and wash hand basin.

## OUTSIDE

The property is accessed via a latch gate from the Close that leads along a path through the private front garden, the main part of the garden is situated to the front of the house and is screened by established hedging and provides a large expanse of lawn. A brick built path leads round to the rear of the house and conservatory that overlooks a large patio together with a raised decking area bordered with flower beds.



## AMENITIES

**Local:** Forest Row is a picturesque village offering a traditional range of shops, boutiques, pubs and restaurants.

**Towns:** East Grinstead (4.3 miles), Tunbridge Wells (12 miles), Haywards Heath (12.7 miles), Crawley (13.4 miles), Horsham (22.7 miles).

**Transport:** East Grinstead Railway Station (4.1 miles) and Haywards Heath Railway Station (12.2 miles) with services to London in approximately 45 minutes. Gatwick Airport (15 miles).

**Schools:** Forest Row Primary School [www.forestrow.e-school.sch.uk](http://www.forestrow.e-school.sch.uk) Ashurst Wood Primary School [www.ashurstwoodprimary.co.uk](http://www.ashurstwoodprimary.co.uk) Michael Hall [www.michaelhall.co.uk](http://www.michaelhall.co.uk) Sackville School [www.sackvilleschool.org.uk](http://www.sackvilleschool.org.uk) Imberhorne School [www.imberhorne.co.uk](http://www.imberhorne.co.uk) Ardingly College [www.ardingly.com](http://www.ardingly.com) Cumnor House [www.cumnor.co.uk](http://www.cumnor.co.uk) Burgess Hill Girls [www.burgesshillgirls.com](http://www.burgesshillgirls.com) Hurst College [www.hppc.co.uk](http://www.hppc.co.uk)

**Leisure:** Royal Ashdown Golf Course [www.royalashdown.co.uk](http://www.royalashdown.co.uk) Bluebell Railway [www.bluebell-railway.com](http://www.bluebell-railway.com) Ardingly Reservoir [www.highweald.org](http://www.highweald.org) South of England Showground [www.seas.org.uk](http://www.seas.org.uk) Wakehurst [www.kew.org/wakehurst](http://www.kew.org/wakehurst) Ashdown Forest [www.ashdownforest.org](http://www.ashdownforest.org)

## DIRECTIONS

From the Lewes Road take the A275 towards Wych Cross and turn left onto the A22 towards Forest Row. Continue past the first set of traffic lights and continue into the Village. At the roundabout take the second exit onto Hartfield Road and Park Crescent is the fifth turning on the right. No.13 is at the front of the Close on the right hand side. **What3Words:** sailing.brimmed.blunt

### Additional Information

**Local Authority:** Wealden District Council. Tel: 01323 443322 [www.wealden.gov.uk](http://www.wealden.gov.uk)

**Services (not checked or tested):** All main services. Gas central heating.

**Links:** [www.environment-agency.gov.uk](http://www.environment-agency.gov.uk), [www.nationalhighways.co.uk](http://www.nationalhighways.co.uk), [www.caa.co.uk](http://www.caa.co.uk), [www.landregistry.gov.uk](http://www.landregistry.gov.uk)

**Tenure:** Freehold. Land Registry Title Number ESX76807

**EPC:** EPC rating D

**Council Tax:** Band E

**GUIDE PRICE £550,000**

## Viewings

For an appointment to view please contact our Haywards Heath Office, Telephone 01444 453181

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01424 775577  
[battle@batchellermonkhouse.com](mailto:battle@batchellermonkhouse.com)

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01892 512020  
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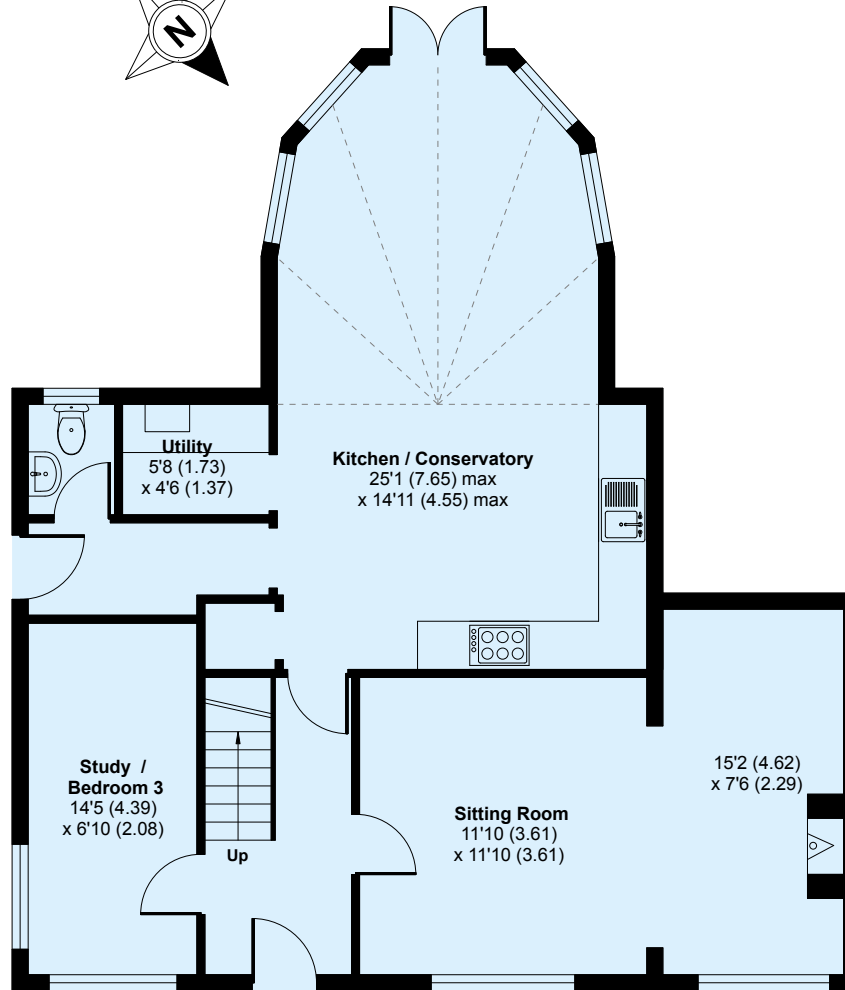
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7. Where there is reference to planning permission or potential, such information is given in good faith. Purchasers should make their own enquiries of the relevant authority;

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9. Purchasers please note that in order to assist with your property purchase, we are able to refer you to a mortgage lender/broker. In these instances and if a mortgage is secured we may earn a referral fee. These fees vary in each case and purchasers will be informed if we receive a fee and the amount once this information is known. This service is of course not obligatory and you are free to use a mortgage provider of your choice.

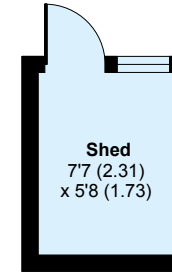


**GROUND FLOOR**

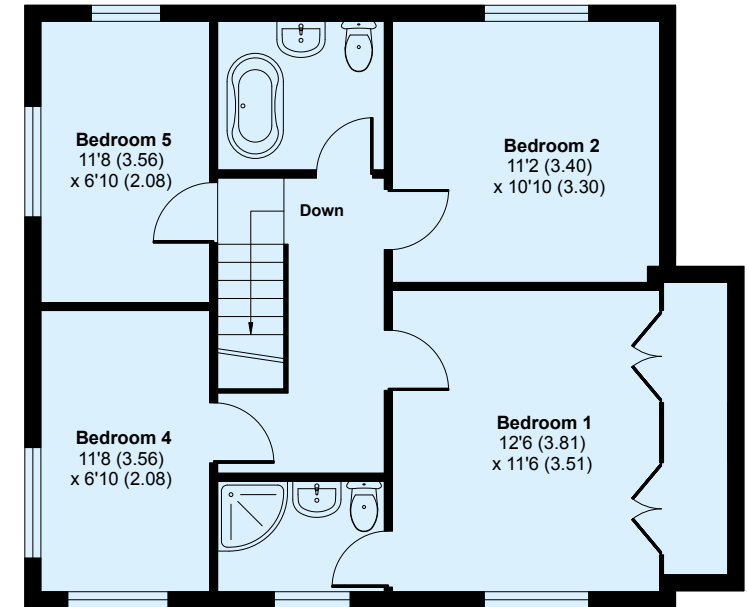
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Approximate Area = 1542 sq ft / 143 sq m (excludes outbuilding)

For identification only - Not to scale



**OUTBUILDING**



**FIRST FLOOR**



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nctecom 2022. Produced for Batcheller Monkhouse. REF: 889074