



WHITE HARBOUR, FOREST ROW









White Harbour, Kidbrooke Park,  
Forest Row, East Sussex, RH18 5JA

East Grinstead 4 miles • Haywards Heath 11 miles  
Godstone/M25 14 miles • Tunbridge Wells 13 miles  
Gatwick via M23 13 miles  
(All distances are approximate)

**A well located investment or conversion opportunity  
adjoining Michael Hall School**

Presently divided into a 4 bedroom house  
and two 2 bedroom flats  
Garden and off road parking

**Offered for sale as a whole  
or in 2 lots of**

Lot 1 - The house  
Lot 2 - The two flats  
(note the flats are not for sale individually)

**VIEWING**

Strictly by confirmed appointment only with  
the sole agents RH & RW Clutton,  
East Grinstead: 01342 410122/DD:01342 305825  
email : [agency@rhrwclutton.co.uk](mailto:agency@rhrwclutton.co.uk)  
[jamest@rhrwclutton.co.uk](mailto:jamest@rhrwclutton.co.uk)





## SITUATION

The property lies just off Priory Road on the south west side of Forest Row (the centre 0.75 miles) with a wide range of shops and restaurants and busy community facilities. East Grinstead with a much wider variety of shops, larger supermarkets, local sporting centre/leisure facilities and a mainline station is 4 miles. Haywards Heath is 4 miles, Gatwick is 13 miles via the M23 and leading up to the M25. To the north Godstone/M25 is 14 miles. Although adjoining Michael Hall School there is also a range of other local well known private and state schools including Sackville School, Brambletye and Cumnor House nearby. Ashdown Forest, Weir Wood Reservoir and various golf courses are all accessible locally.

## DESCRIPTION

White Harbour is potentially a fine single family home standing on the edge of this sought after village. Divided presently into a semi detached home and the two flats, it could be brought back into a single residence or retained as a different combination of the two.

### Lot 1

Comprising the right hand side of the property the **hall** has doors off to a large **sitting room**, **dining room** with linked **kitchenette**, a **study/bedroom 4** and a **WC**. On the first floor are **three bedrooms** and a **family bathroom** with a large **eaves room** with a roof light and currently used as a study.

Lot 2 (Note the flats will not be sold individually).

**Flat 1** (Ground Floor) offers a **sitting room**, small **kitchen**, **2 bedrooms** and a **bathroom**.

**Flat 2** (First Floor) a shared front door leads to stairs to the first floor and similar accommodation as above.

There is a small **garden**, front and rear, which will be defined on sale together with a shared parking area.

## TENURE & POSSESSION

The property is offered freehold with vacant possession on completion. The house and one of the flats are currently occupied by members of staff of the school.

### SERVICES(Not tested and therefore not warrantied)

Mains water, gas and electricity are available. Drainage is to a single shared private system. Gas fired central heating.

## FIXTURES & FITTINGS

All fixtures, fittings and chattels whether referred to or not are specifically excluded from the sale.

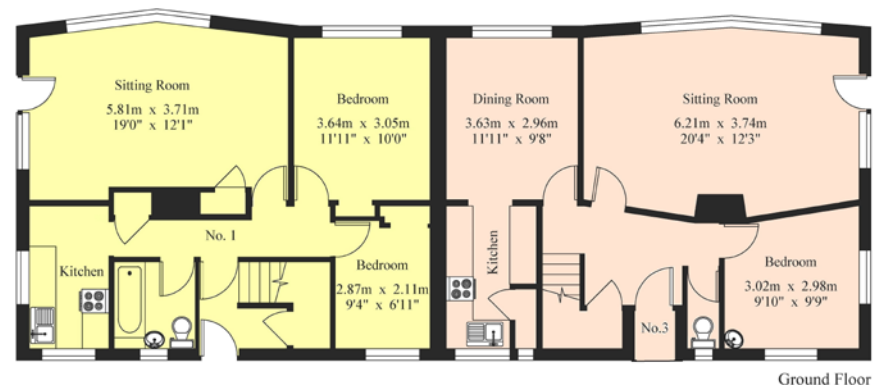
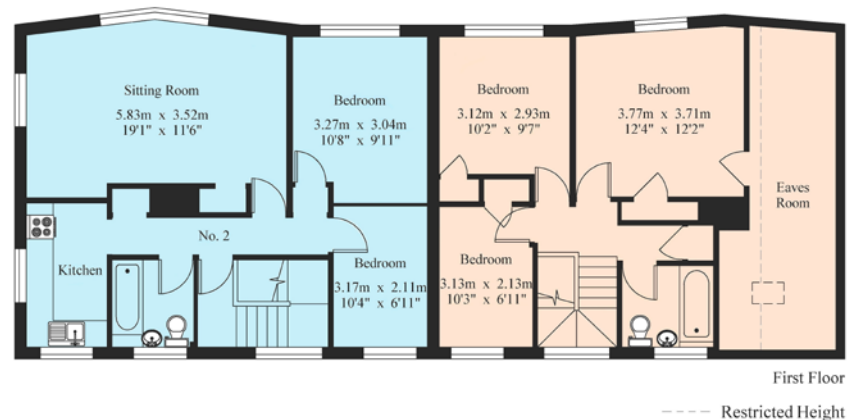
## TOWN & COUNTRY PLANNING

The property (not withstanding any description contained in these particulars) is sold subject to any existing Town & Country Planning legislation and to any development plan, resolution or notice which may be in force and also subject to any statutory provisions or by-laws without any obligation on the part of the Vendor or his Agents to specify them.



White Harbour Cottages

No 1. Gross Internal Area : 57.2 sq.m (615 sq.ft.)  
No 2. Gross Internal Area : 57.2 sq.m (615 sq.ft.)  
No 3. Gross Internal Area : 126.7 sq.m (1,363 sq.ft.)



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## LOCAL AUTHORITIES

Wealden District Council 01323 443322

## COUNCIL TAX & EPC

Council Tax - House - Band B - £1,807.75pa

Council Tax - The Flats - Band C - £2,066pa (per flat)

EPC - Flat 1 - D63, Flat 2 - C71, House - D68

## DIRECTIONS (RH18 5HR - [what3words.com/lions.snuggled.pavement](https://what3words.com/lions.snuggled.pavement))

From the centre of Forest Row turning down into Priory Road between the church and the Swan Public House proceed out of the village, pass the entrance on the left to Michael Hall School and the named entrance to the property will be seen on the left just after the right hand turning to Weir Wood Reservoir.



NOTICE: RH & RW Clutton (and their joint agents where applicable) for themselves and for the vendors or lessors of this property for whom they act, give notice that (i) these particulars are a general outline only, for the guidance of prospective tenants or purchasers, and do not constitute the whole or any part of an offer or contract. (ii) RH & RW Clutton cannot guarantee the accuracy of any description, dimensions, references to condition and other details contained herein and prospective purchasers or tenants must not rely on them as statements of fact or representations and must satisfy themselves as to their accuracy. (iii) the vendor does not make or give, and neither RH & RW Clutton nor any person in the employ of RH & RW Clutton has any authority to make or give any representation or warranty in relation to this property. Property particulars prepared October 2022. The internal photographs are for guidance only showing tenants fixtures and fittings which may change.



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