



12 THE FORSTAL
ERIDGE GREEN, EAST SUSSEX TN3 9JX

12 THE FORSTAL ERIDGE GREEN EAST SUSSEX TN3 9JX

Eridge Railway Station	-	1 mile
Groombridge	-	3.1 miles
Crowborough	-	3.5 miles
Tunbridge Wells (MLS)	-	3.6 miles
Rotherfield	-	4.1 miles

A Victorian semi-detached former estate worker's cottage in a rural location within the High Weald AONB.

- Four-bedroom semi-detached cottage
- Good sized garden with off-road parking
- Original wash house
- Timber framed storage building
- Planning permission for extension
- Splendid views over the Sussex High Weald
- Extending in all to approximately 0.41 acres

FOR SALE BY PRIVATE TREATY

GUIDE: OFFERS IN EXCESS OF £675,000

VIEWING: - Strictly by appointment via the sole agents:

BTF Partnership
Euston House
82 High Street
Heathfield
TN21 8JD
01435 864455

LOCATION

The property is located off a country lane, approximately 3.1 miles to the south-east of Groombridge, 3.5 miles to the north-east of Crowborough, and 3.6 miles to the south-west of Tunbridge Wells.

Regular train services into London are available from Eridge Station (1 mile) and Tunbridge Wells (3.6 miles).



DESCRIPTION

The cottage, which originally formed part of the Marquess of Abergavenny's Estate, is typical of the Victorian farm workers' cottages found around Eridge, being of brick and tile hung elevations beneath a tiled roof.

The accommodation benefits from gas-fired central heating, and briefly comprises:

Sitting Room (double aspect): Exposed wooden floorboards, wood-burning stove set into fireplace with brick surround, tiled hearth, and storage cupboard built into alcove. Door to outside.

Family Room: Exposed wooden floorboards, wood-burning stove with brick surround and tiled hearth.

Kitchen/ Breakfast Room (double aspect): Flagstone floor, electric range oven with extractor hood above, ceramic sink with wooden cupboard below, wooden worktops with matching storage units and shelves, under stairs cupboard. Space and plumbing for dishwasher.

Two doors to outside, and stairs to **First Floor**.

FIRST FLOOR

Bedroom 1: Exposed wooden floorboards, Victorian fireplace, and built-in hanging cupboard.

Bedroom 2: Exposed wooden floorboards, and built-in linen cupboard.

Bedroom 3 Exposed wooden floorboards.

Bedroom 4/Nursery Room: Exposed wooden floorboards, built-in airing cupboard. Access hatch to roof space (not inspected)

Family Bathroom with part panelled walls, freestanding cast iron bath, walk-in shower, pedestal wash basin, and W.C.

OUTSIDE

The garden is predominantly laid to lawn, interspersed with a variety of trees and shrubs, together with flower beds, a vegetable garden, and a 'Rhino' Greenhouse. The garden also benefits from a paved seating area, covered **Water Well**, and off-road parking.

GARDEN BUILDINGS

Garden buildings include the original **Wash House** (12'6" x 10'6") of brick and weatherboard elevations beneath a slate tile roof with wall-mounted ceramic sink, space and plumbing for a washing machine, **Gardener's Cloakroom** with wash basin and W.C., and attached **Log Store** (9' x 6'6").

In addition, there is a detached timber framed **Garden Storage Building** (15'9" x 9'2") with concrete floor.

DIRECTIONS

Heading south-west from the Pantiles roundabout, in Tunbridge Wells, continue on the Eridge Road (A27) for approximately 3.1 miles and then turn right (approximately 3/4 of a mile after The Nevill Crest & Gun Public House) on to The Forstal. The driveway for 12 The Forstal will then be found on the right-hand side after approximately 200 yards.

What3Words: immediate.bookings.hampers



SERVICES

Mains electricity, gas and water. Shared private drainage.

TENURE

The property is freehold and will be sold with vacant possession upon completion.

EPC RATING: D

LOCAL AUTHORITY

Wealden District Council.

COUNCIL TAX: Band E

TOWN AND COUNTRY PLANNING

Planning permission was granted by Wealden District Council in August 2023 for a two-storey extension and Oak-framed front porch. Details available from the agent.



METHOD OF SALE

The property is offered for sale by private treaty.

EASEMENTS, WAYLEAVES AND RIGHTS OF WAY

The property is sold subject to and with the benefit of all existing rights whether public or private, including rights of way, supply, drainage, water and electricity supplies or other rights, covenants, restrictions and obligations, quasi-easements and all wayleaves whether referred to or not within these particulars.

PURCHASER IDENTIFICATION

In accordance with the anti-money laundering regulations, we are required to obtain proof of identification for all purchasers. BTF employs the services of 'Thirdfort' to verify identity and residence.



VIEWINGS

The vendors and their agents do not accept any responsibility for accidents or personal injury as a result of viewings, whether accompanied or not.

AGENT'S NOTE

We have prepared these sale particulars as a general guide and none of the statements contained within them should be relied upon as a statement of fact. All measurements are given as a guide, and no liability can be accepted for any errors arising therefrom. We have not carried out detailed or structural surveys, nor tested the services, appliances, or any fittings.

PHOTOGRAPHS

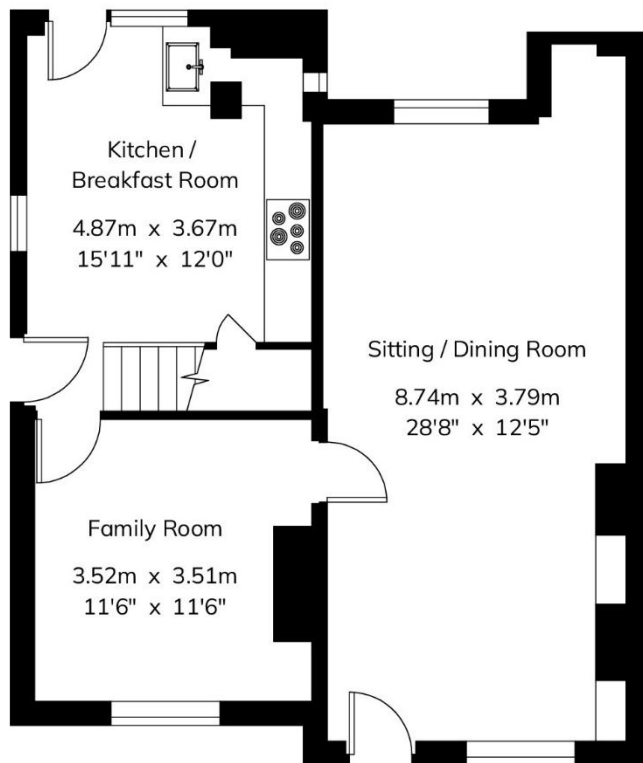
Photographs taken in October 2025.



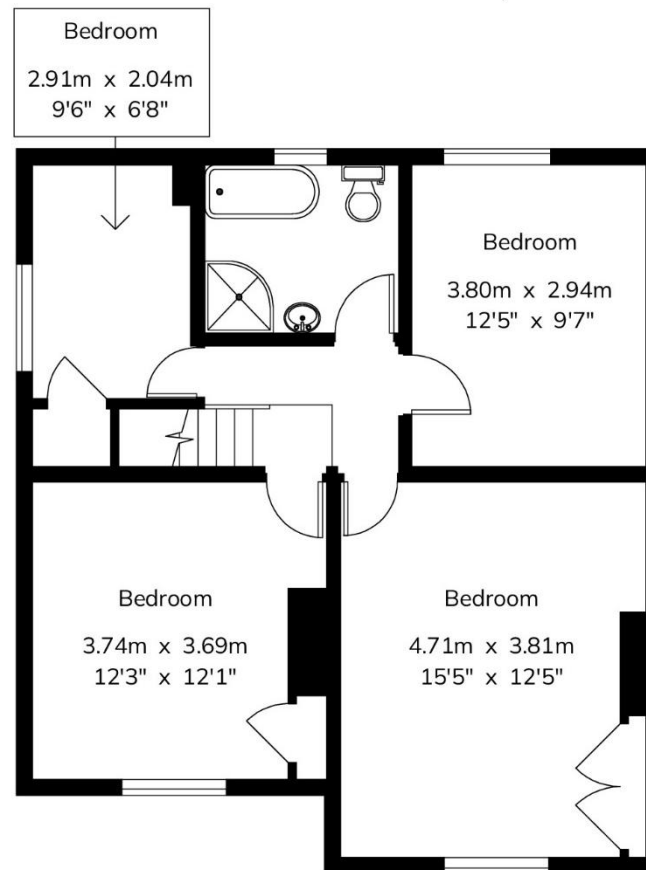
12 The Forstal

House - Gross Internal Area : 123.8 sq.m (1332 sq.ft.)

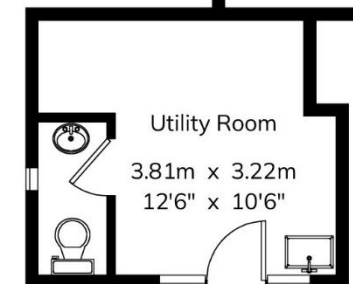
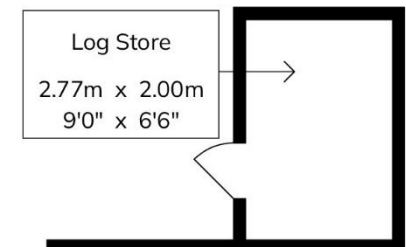
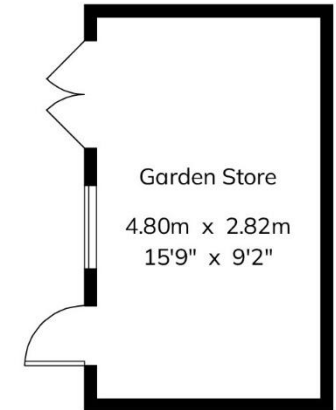
Outbuildings - Gross Internal Area : 30.1 sq.m (323 sq.ft.)



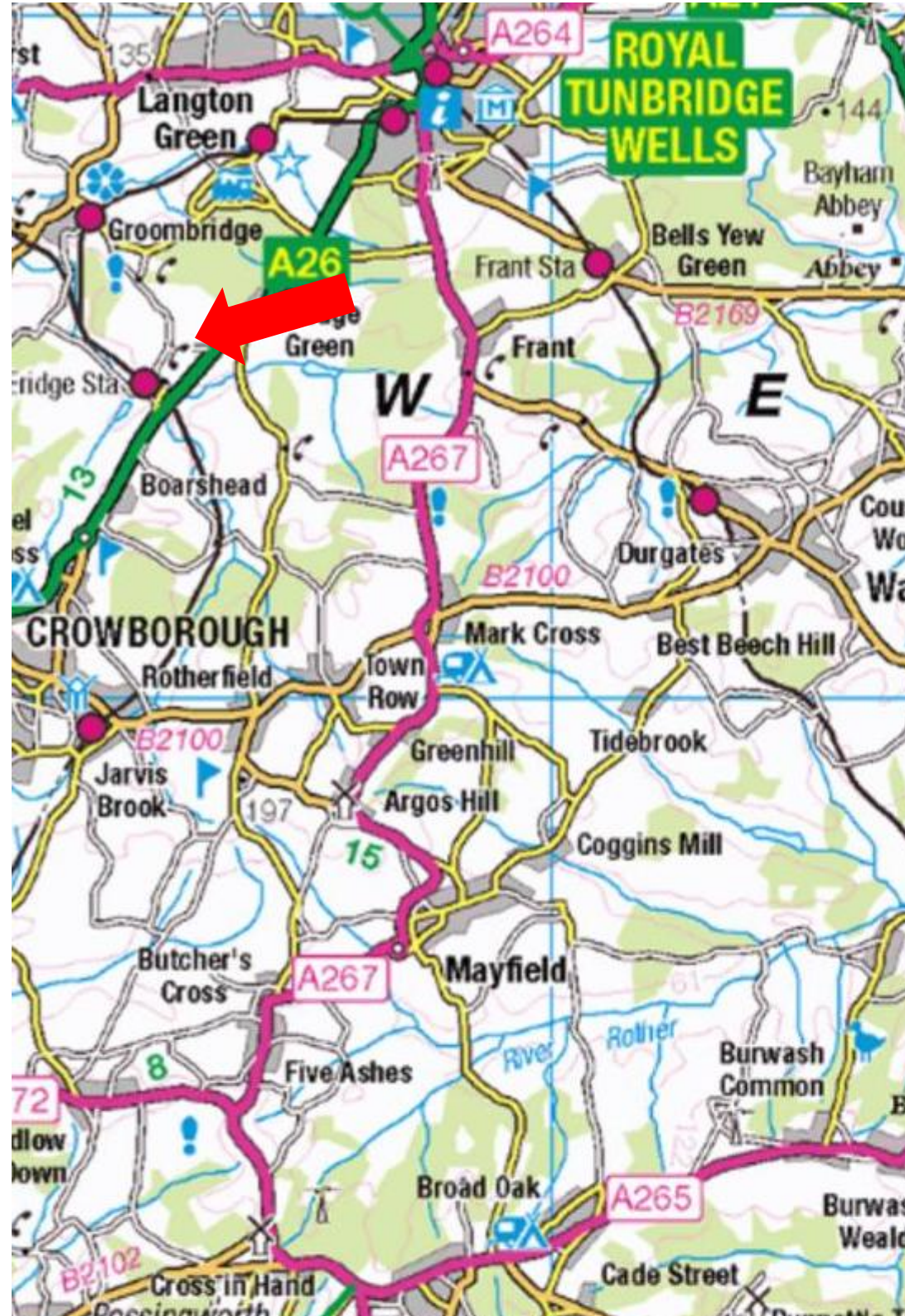
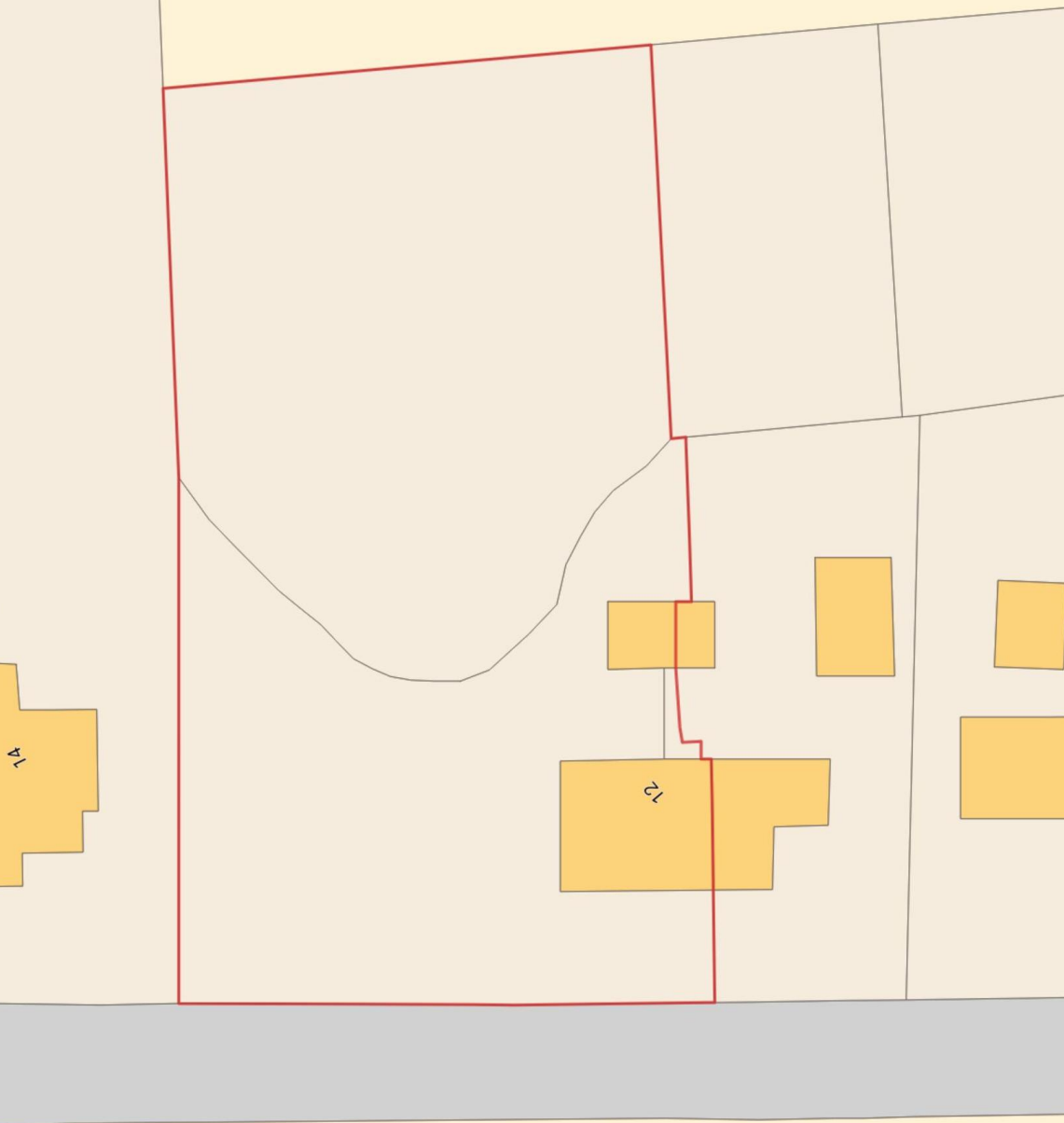
Ground Floor



First Floor



BOUNDARIES EDGED IN RED FOR
IDENTIFICATION PURPOSES
ONLY.





Land and Property Experts

www.btfpartnership.co.uk

82 High Street, Heathfield, East Sussex TN21 8JD