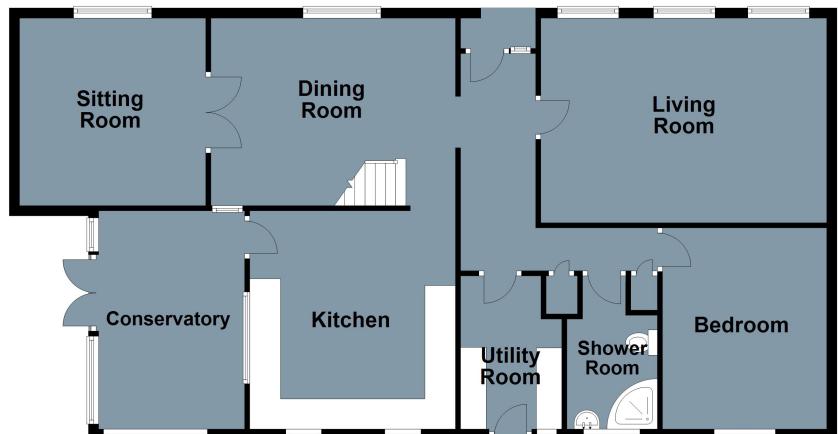


Ground Floor

Approx. 121.5 sq. metres (1307.5 sq. feet)



First Floor

Approx. 53.2 sq. metres (572.8 sq. feet)



Total area: approx. 174.7 sq. metres (1880.3 sq. feet)
For illustration purposes only - not to scale



1 Brightling Road, Robertsbridge, East Sussex TN32 5DJ

£525,000 freehold

A unique and versatile three/four bedroom house ideal for dual accommodation or additional income with the benefit of an area that could be used as a completely self contained annex. The property is situated close to the centre of the village within a short walk of the mainline station with large and established gardens and off road parking. CHAIN FREE.

Detached Home
25 Solar Panels

3/4 Bedrooms
Close to Station

Central Village Location
Under Floor Heating

Established Gardens
Chain Free

Description

This detached period property has been extended and altered over the years and offers an excellent opportunity to acquire a central village property that sits within large and established gardens with ample off road parking. The house has been altered and extended to provide adaptable living accommodation that may well suit dual accommodation or those looking for a rental income. The main house provides three first floor bedrooms a ground floor bedroom and shower room, three main reception rooms and a kitchen all arranged around a large reception hall part of which could easily be divided to create a separate annex, subject to any necessary consent. The property retains characterful features with electric heating and double glazing, but requires general modernisation. The convenient location is set within just a short walk of the mainline station and village centre, enjoying a mature and established plot, the gardens provide a good level of privacy with ample off road parking to the side. The property is offered Chain Free and viewing is highly recommended.

Directions

From the centre of Robertsbridge turn into Station Road and proceed along and over the railway line and the property will be found on the right hand side.

What3Words://hogs.sharpness.broad

THE ACCOMMODATION

with approximate room dimensions is approached from an Entrance Hall.

L SHAPED HALLWAY

that connects the main house and ground floor bedroom.

DINING HALL

15' 8" x 12' 1" (4.78m x 3.68m) with window to front, stairs rising to first floor landing and connecting door to kitchen. A further multi-pane glazed door leads to



SITTING ROOM

12' 1" x 10' 0" (3.68m x 3.05m) with window to front, central open fireplace with tiled insert and decorative mantel.

KITCHEN/BREAKFAST ROOM

14' 1" x 13' 10" (4.29m x 4.22m) a double aspect room with views of the garden, quarry tiled floor and fitted with a comprehensive range of base kitchen cabinets providing cupboards and drawers with spaces and plumbing for appliances. There is ample space for a breakfast table and night storage heater. A door leads to

CONSERVATORY

13' 8" x 10' 0" (4.17m x 3.05m) of timber construction with tiled floor and doors out to the patio and garden.

FIRST FLOOR LANDING

with loft access, airing cupboard with slatted shelves.

BEDROOM

12' 1" x 12' 0" (3.68m x 3.66m) with window to front, fitted cupboards, storage heater.



BEDROOM

15' 9" x 12' 1" (4.80m x 3.68m) with window to front, storage heater.

BEDROOM

14' 1" x 9' 3" (4.29m x 2.82m) with window to side, storage heater.

BATHROOM

7' 10" x 6' 5" (2.39m x 1.96m) with obscured window to side and fitted with a white suite comprising a panelled bath with mixer tap, pedestal wash hand basin, close coupled wc, storage heater.

From the main hallway access is given to additional accommodation which could be used as a self contained annex arranged around an L shaped hallway with wood block flooring and two storage heaters. A glazed door leads to a

LIVING ROOM

18' 5" x 13' 2" (5.61m x 4.01m) with windows to front, wood block flooring and exposed chimney.

UTILITY ROOM/POTENTIAL SECOND KITCHEN

10' 0" x 6' 7" (3.05m x 2.01m) with glazed door to rear, fitted with a range of base and wall mounted units with spaces and plumbing for appliances, stainless steel sink.

SHOWER ROOM

10' 0" x 5' 10" (3.05m x 1.78m) with obscured window to rear, tiled floor with under floor heating, part tiled walls and fitted with a large corner glazed shower, pedestal wash hand basin, low level wc and heated towel rail.

BEDROOM/STUDY

13' 2" x 10' 6" (4.01m x 3.20m) with window taking in views of the garden, storage heater.

OUTSIDE

To the front of the property is an area of garden that is hedge enclosed with planted shrubs, areas of lawn and a pathway leading to the front and side of the property. To the side is off road parking for a number of vehicles and a patio area that connects to the conservatory and wraps around the rear of the property. The rear gardens are a real feature of the property providing a formal garden area with established flowerbeds that boast an array of plants shrubs and specimen trees with a small feature pond. To the side are two timber sheds, a greenhouse, a kitchen garden flowerbeds and a further area of lawn.



COUNCIL TAX

Rother District Council
 Band E £3,072.58

Viewing is strictly by appointment. To arrange a time please telephone: 01424 774774

We will be pleased, if possible, to supply any further information you may require.

Agents Note

None of the services or appliances mentioned in these sale particulars have been tested. It should also be noted that measurements quoted are given for guidance only and are approximate and should not be relied upon for any other purpose.