

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		81
(69-80)	C	72	
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales			

Ground Floor

Approx. 65.6 sq. metres (705.9 sq. feet)



First Floor

Approx. 37.8 sq. metres (406.8 sq. feet)



Total area: approx. 103.4 sq. metres (1112.7 sq. feet)
 For illustration purposes only - not to scale



5 Council Cottages, Brightling Road, Robertsbridge TN32 5EH £555,000 freehold

An extended three bedroom semi detached house that enjoys impressive open plan living with a large area of garden and wonderful views, all set within a short walk of the centre of the village and mainline station.

Semi Detached House
 Mature Gardens

3 Bedrooms
 Countryside Views

Village Location

Short Walk of Station

Description

This extended and improved semi detached three bedroom house fronts Brightling Road on elevated ground with wonderful rural views. Inside, the accommodation benefits from gas central heating with radiators throughout and enjoys a wonderful open-plan living space. The living room has an open cast iron fireplace and leads into the kitchen/family room with windows and patio doors that open onto the garden. The open plan reception space also connects to a study with large fitted cupboards and shelving. There is a luxurious ground floor bathroom with slipper bath and to the first floor three bedrooms, the main enjoying stunning views.

Situated on the fringe of the village, the property has mature gardens that are set to both the front and rear. The rear gardens are tiered with large areas of decking and a tiered lawn, all backing onto open countryside. To the front of the property is an area of parking used by the residents. Conveniently situated, the property is on a favoured road within a short walk of the mainline station, village centre and a short walk of Robertsbridge Community College.

Directions

From Robertsbridge proceed up Brightling Road passing Knelle Road where the property will be found on the left hand side.

What3Words:///bidder.childcare.slows

THE ACCOMMODATION

With approximate room dimensions is approached via multi paned door to

ENTRANCE PORCH

4' 4" x 3' 1" (1.32m x 0.94m) Housing the boiler, with panelled and glazed door to

ENTRANCE HALL

With stairs rising to first floor.

LIVING ROOM

15' 0" x 11' 2" (4.57m x 3.40m) With window to front and attractive cast iron fireplace with wooden mantle and marble hearth. There is laminate flooring throughout and an opening that connects through to the study. The living room also flows into the



KITCHEN/FAMILY ROOM

21' 10" x 13' 5" (6.65m x 4.09m) Enjoying a dual aspect with double doors opening onto the garden. The kitchen has laminate flooring throughout and is fitted with a comprehensive range of base and wall mounted units providing cupboards and drawers with spaces for appliances. There is a good area of solid wood work surface incorporating stainless steel sink and a wide opening through to the

STUDY

11' 4" x 10' 8" (3.45m x 3.25m) Extensively fitted with cupboards and shelving.



GROUND FLOOR BATHROOM

8' 6" x 5' 7" (2.59m x 1.70m) Fully tiled and fitted with a centre slipper bath with central taps and shower attachment, vanity sink unit, low level wc, heated towel rail.

FIRST FLOOR LANDING

MAIN BEDROOM

14' 10" x 11' 4" (4.52m x 3.45m) A dual aspect room with a range of built in wardrobes.



BEDROOM TWO

11' 0" x 9' 0" (3.35m x 2.74m) A double aspect room with attractive cast iron feature fireplace, fitted cupboard.



BEDROOM THREE

8' 4" x 7' 8" (2.54m x 2.34m) With window to side.

OUTSIDE

To the front of the property is an area of parking used by the residents. A gate leads to the front garden which provides two tiered levels of gravel with a pathway to the front door. Access is given to the side and rear of the property where there is a large area of raised decking with steps down to the lawn. The garden is mature and established and offers a good deal of privacy with further steps down to a large area of decking and beyond to a wild garden.



COUNCIL TAX

Rother District Council
Band C (£2023.23 - 2023/24)

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.