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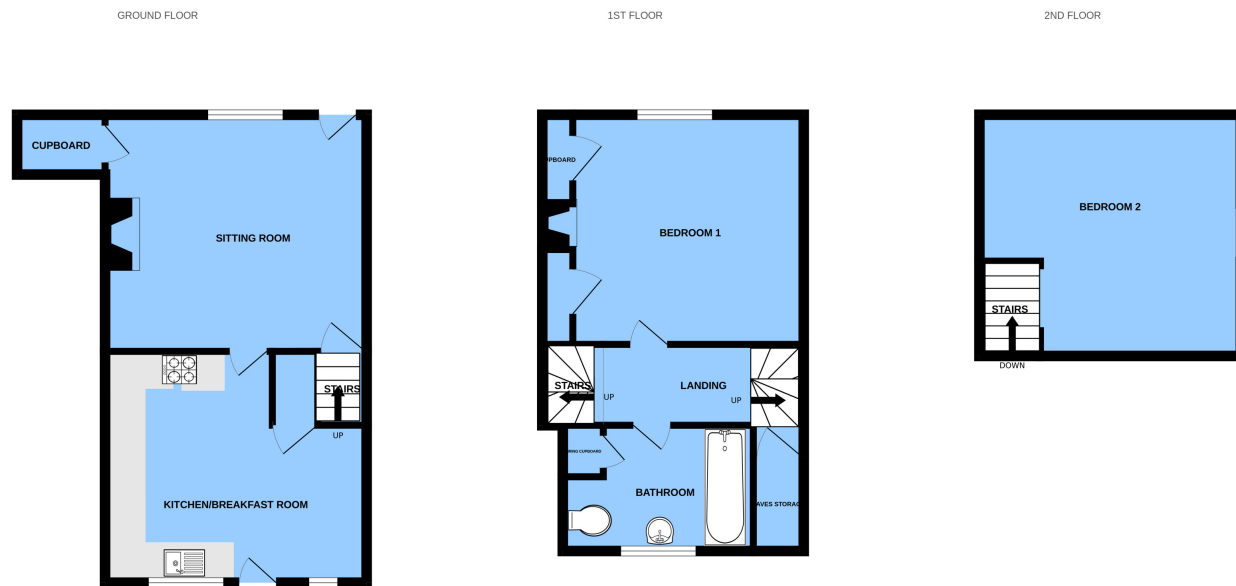
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Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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5, Fair Lane, Robertsbridge, East Sussex TN32 5AS

£375,000 freehold

Set within moments of the historic High Street and close to the mainline station is this delightful Grade II Listed end of terrace period property which retains a great deal of character and charm with impressive inglenook fireplace enjoying accommodation set out over three floors with an enclosed garden and detached summerhouse.

Character Cottage
 Summerhouse

2 Bedrooms
 Off the High Street

Modern Kitchen
 Grade II Listed

Enclosed Garden
 Woodburning Stove



Description

This charming Grade II Listed end of terrace period cottage retains a great deal of character and viewing is essential to appreciate the period features that combine with modern refinements. The kitchen has been replaced with integrated appliances and hardwood working surfaces and the living room enjoys a large inglenook fireplace with wood burning stove and exposed timbers that offer good ceiling heights. There are two bedrooms, the main bedroom is located on the first floor with an attractive exposed chimney, there are two wardrobes and a bathroom, whilst to the second floor is a large bedroom that enjoys views across the village. The property has secondary glazing throughout. The property fronts Fair Lane which is located just off the High Street and benefits from a good size area of level garden that provides privacy with a detached summerhouse. Viewing is highly recommended.

Directions

From our office in Battle High Street proceed north on the A2100 to the Johns Cross roundabout, here taking the first exit onto the A21. Proceed along turning left signposted Robertsbridge and proceed down George Hill into the High Street. Turn right into Fair Lane and the property will be found along on the left hand side.

THE ACCOMMODATION

Comprises COVERED PORCH with ledge and brace front door through to

LIVING ROOM

12' 1" x 11' 3" (3.68m x 3.43m) Exposed ceiling timbers, inglenook fireplace with inset wood burning stove, large cupboard to side, fitted shelving, wood block flooring, stairs rising to first floor landing.

KITCHEN

13' 1" x 9' 2" (3.99m x 2.79m) With windows and glazed door to rear, quarry tiled flooring, fitted with a range of base mounted kitchen cabinets with integrated washing machine, slimline dishwasher and fridge/freezer. There is a large area of solid wood worktops incorporating a one and a half bowl enamel sink with etched drainer and mixer tap, space for double oven.

FIRST FLOOR LANDING with half panelled walls, window to side and large storage cupboard.

BATHROOM

8' 0" x 5' 3" (2.44m x 1.60m) Window to rear, large airing cupboard with slatted shelving housing water tank, exposed wooden flooring, tiled walls and fitted with a panelled bath with shower and shower curtain, vanity sink unit with circular bowl sink and mixer tap, low level wc and heated towel rail, large airing cupboard.



BEDROOM

12' 0" x 10' 10" (3.66m x 3.30m) Exposed timbers, wooden floorboards, an attractive exposed chimney breast with built in wardrobes to each side providing hanging and shelving.

From the First Floor Landing, stairs rise to the second floor.



BEDROOM

12' 7" x 10' 0" (3.84m x 3.05m) With window taking in views to the side, hanging rail, electric radiator.



OUTSIDE

Access through side gate to the rear garden.

Note: A Right of Way crosses the rear of the property for two adjoining cottages.

FORMER PRIVY

3' 5" x 2' 7" (1.04m x 0.79m)

REAR GARDEN

Providing an area of paved patio leading out to the garden which is laid to level lawn, fence enclosed, established borders providing a good deal of privacy with established flower beds. To the rear is a SUMMERHOUSE 7' 6" x 5' 4" (2.29m x 1.63m) with power and light and double doors opening to a verandah to the front.

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.