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Lavender Cottage 15 Northbridge Street, Robertsbridge TN32 5NY **£285,000 freehold**

A delightful end of terrace Grade II listed period cottage that occupies a convenient location within close proximity to the centre of the village and mainline station with the benefit of off-road parking, a garage and delightful cottage garden.

Character Cottage
Village Location

Grade II Listed
Close to mainline station

2 Bedrooms
In need of general
modernisation

Off-Road Parking and
Garage

Description

This attractive Grade II Listed end of terrace period cottage presents brick and tile hung elevations below a tiled roof with the benefit of larger than average garden, off-road parking and a garage. Whilst requiring general modernisation the property retains a great deal of character with exposed timbers, latch doors and period fireplaces. The accommodation is laid out over two floors with two reception rooms, kitchen, downstairs wc and lean-to conservatory whilst to the first floor are two good size bedrooms and a first floor bathroom. In addition a pull down ladder gives access to a large loft space. Outside the delightful cottage gardens are established and well planted incorporating a kitchen garden area, they also have a vehicular Right of Way to private parking and a garage. The whole is in need of general improvement but offers excellent potential to acquire a delightful cottage within the popular village and within close distance of the mainline railway station.

NOTE: We are advised there is a flying freehold above the kitchen.

Directions

Entering Robertsbridge from the A21 roundabout the property will be found after a short distance on the right hand side.
What3Words: ///silks.locked.dimension

THE ACCOMMODATION

With approximate room dimensions comprises front door to

ENTRANCE HALL

7' 10" x 4' 2" (2.39m x 1.27m) With door through to

WC

Fitted with a close coupled wc.

LIVING ROOM

12' 9" x 12' 7" (3.89m x 3.84m) With corner brick open fireplace, door and stairs rising to first floor landing.



DINING ROOM

13' 0" x 7' 3" (3.96m x 2.21m) A double aspect room with brick fireplace incorporating a wood burning stove and door through to

KITCHEN

8' 1" x 6' 9" (2.46m x 2.06m) With window and door to Conservatory and Rear Porch and fitted with a range of base and wall mounted units with space and plumbing for appliances and hard wood working surface incorporating stainless steel sink with mixer tap and drainer.

LEAN-TO CONSERVATORY

12' 8" x 7' 1" (3.86m x 2.16m) Of double glazed and timber construction with wood flooring and glazed door to

PORCH/UTILITY

6' 2" x 5' 10" (1.88m x 1.78m) With a stainless steel sink, space and plumbing for appliances and glazed door to outside.

Staircase with access to a cupboard rises to the

FIRST FLOOR LANDING

With exposed timbers, loft access and cupboard with slatted shelves. LOFT SPACE: 10' 0" x 8' 0" (3.05m x 2.44m) With Heritage velux window to rear.

BEDROOM

13' 0" x 10' 0" (3.96m x 3.05m) With windows to front, range of fitted wardrobes with hanging and overhead storage.

BEDROOM

13' 0" x 8' 0" (3.96m x 2.44m) Window to side and brick fireplace.

BATHROOM

7' 0" x 7' 0" (2.13m x 2.13m) With window to side and fitted with a covered suite comprising panelled bath, pedestal wash hand basin, high cistern wc.

OUTSIDE

The property is approached through a pedestrian gate that leads to the side of the property. There is a wide concrete path and access to a parking area that leads to the garage.

Beyond the garage the gardens generally rise up, predominantly laid to lawn, fence and hedge enclosed with established borders that lead up to a kitchen garden and greenhouse.



CONCRETE GARAGE

18' 1" x 9' 0" (5.51m x 2.74m) With up-and-over door.



COUNCIL TAX

Rother District Council
Band C - £2,234.60

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.