



Postage Stamp Cottage, 4 Station Road, Robertsbridge. TN32 5DA.

oieo £260,000 freehold

GUIDE PRICE £260,000 - £275,000. An attractive and much improved Grade II Listed character cottage in a central village location with pretty courtyard garden within walking distance of the station. No onward chain.

Description

GUIDE PRICE £260,000 - £275,000

Postage Stamp Cottage is an attractive Grade II Listed character cottage of white weatherboarded elevations under a pitched tiled roof. The property, which is offered to the market with full vacant possession, has been improved significantly and is very well presented internally, has electric heaters and enjoys a delightful open plan kitchen/living room to the ground floor with access out into the pretty courtyard garden, there are two bedrooms and a bathroom which are light and spacious and enjoy good head height.

The property is situated close to the centre of Robertsbridge which has amenities that would cater for day to day needs, a thriving community with several public houses. The property is within walking distance of the mainline station with services to London Charing Cross and the coast. Tunbridge Wells to the north and Hastings and St Leonards to the south provide a comprehensive range of amenities and the area is generally very well served for recreational facilities and numerous sights of historical interest.

Directions

From Robertsbridge turn left down Station Road and the property will be found shortly along on the left hand side.

THE ACCOMMODATION

is approached from the street via a stable style door into the

RECEPTION ROOM

14' 5" x 10' 10" (4.39m x 3.30m) Feature working log burner, terracotta tiled floor; window to front, a turned staircase leading to the first floor; under stairs storage cupboard, wall mounted light fittings, beamed opening into

KITCHEN

10' 3" x 7' 5" (3.12m x 2.26m) The kitchen enjoys a modern suite with a variety of wall mounted cupboards and base units, areas of work surfaces with tiled splash back surround, ceramic four ring hob with electric oven and under and extractor hood over; wall mounted light fittings, stainless steel sink drainer unit, terracotta tiled floors, window and doors over the courtyard.

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From the Reception Room

a turned staircase gives access onto a first floor landing with door giving access into

BEDROOM ONE

11' 1" x 10' 1" (3.38m x 3.07m) Window to the front of the property and door into

EN-SUITE BATHROOM

Tiled walls, window to to the rear of the property, close panelled bath with shower attachment, pedestal wash hand basin, wc.

From the First Floor Landing

A spiral staircase gives access into an

ATTIC ROOM

12' 6" x 10' 6" (3.81m x 3.20m) Velux window to the rear of the property with a pleasant outlook.

OUTSIDE

The property enjoys a private courtyard garden measuring approximately 40m x 50m with a gated access onto a side passage leading to the High Street and car park.

COUNCIL TAX

Rother District Council
Band B - £1,785 (2023/24)

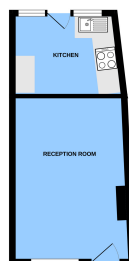
Viewing is strictly by appointment. To arrange a time please telephone: 01424 774774

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

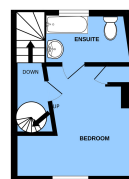
Agents Note

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.

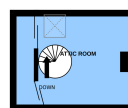
GROUND FLOOR



1ST FLOOR



ATTIC



While every attempt has been made to ensure the accuracy of the description contained here, measurements of floor, ceiling, walls and any other parts, are approximate and should not be relied upon for any other purpose or as a guarantee. The plan is for the current purpose only and should not be used as a basis for any property purchase. The service, location and appearance of items may not be represented and the guarantee is to the best of our knowledge and belief only.