

Campbell's Estate Agents  
 74 High Street, Battle, East Sussex TN33 0AG  
 tel: 01424 774774  
 email: info@campbellsproperty.co.uk

# Campbell's

your local independent estate agent

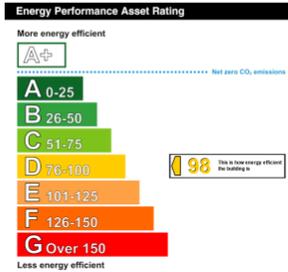
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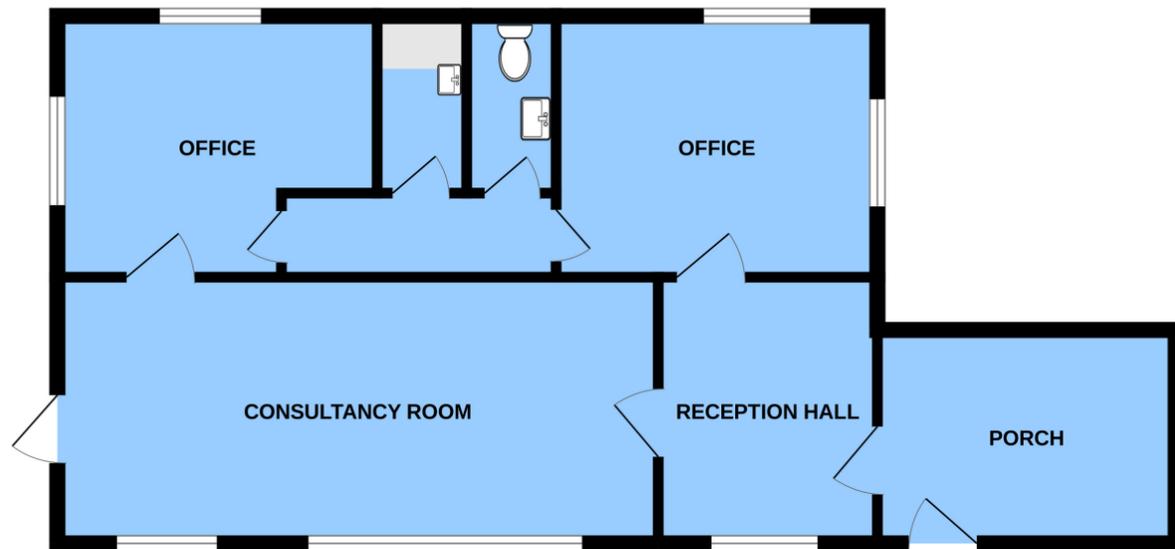
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GROUND FLOOR  
 668 sq.ft. (62.0 sq.m.) approx.



TOTAL FLOOR AREA : 668 sq.ft. (62.0 sq.m.) approx.  
 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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Station Road, Robertsbridge, East Sussex TN32 5DG

**oieo £175,000 freehold**

A detached commercial premises that is believed to have been constructed as a doctors surgery and more recently used as an office, set in the centre of the village close to the High Street and mainline station with ample parking and a wall enclosed garden. Thought to offer potential for continued commercial use or conversion to a residential property, subject to any necessary consent.

Detached Commercial Property

Parking to the Front

Wall Enclosed Garden

Central Village Location



## Description

An opportunity to purchase a detached commercial premises that presents brick elevations below a slate roof located in the centre of the village close to the mainline station and High Street. The premises has for the last 40 years been used as office accommodation but we understand previously was used as a local doctors surgery. Presenting brick elevations below a slate roof there are double glazed windows throughout with electric night storage heating. The layout provides a lean-to store, reception hall that opens into a large partially vaulted office with two additional offices to the rear of the building that look out to the enclosed garden. There is a wc and small utility/store with some loft storage. Outside there is a good area of hard-standing providing parking to the front and to the side and rear is an area of garden which is partially wall enclosed. The whole is considered to offer potential for continued commercial use or conversion to residential, subject to any necessary consent.

## Directions

From the centre of the village turn into Station Road and the property will be found along on the right hand side opposite the Willow Bank turning. What3Words: ///galloped.palms.spoke

## THE ACCOMMODATION COMPRISES

A double glazed door to

## ENTRANCE PORCH

10' 10" x 7' 9" (3.30m x 2.36m) with glazed door to

## RECEPTION HALL

9' 8" x 7' 0" (2.95m x 2.13m) vaulted with window to front, night storage heater and connecting door to

## OFFICE

21' 5" x 9' 8" (6.53m x 2.95m) having a double aspect with vaulted ceiling and access to loft storage. There is a glazed door to outside and a connecting door to



## REAR OFFICE/STORE

11' 8" x 9' 8" (3.56m x 2.95m) with two windows currently boarded over.

## INNER HALLWAY

9' 5" x 2' 9" (2.87m x 0.84m)

## WC

6' 7" x 2' 7" (2.01m x 0.79m) with low level wc and wash hand basin.

## UTILITY SPACE

housing the fuse board, with sink unit and cupboard housing the water tank. Connecting to the rear hallway and access from the reception hall is a



## OFFICE

11' 8" x 9' 8" (3.56m x 2.95m) having a dual aspect with views over the garden.



## OUTSIDE

To the front is an area of concrete hard-standing providing parking. The boundary is predominantly wall enclosed with an area of garden that wraps round to the side and rear.



**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.