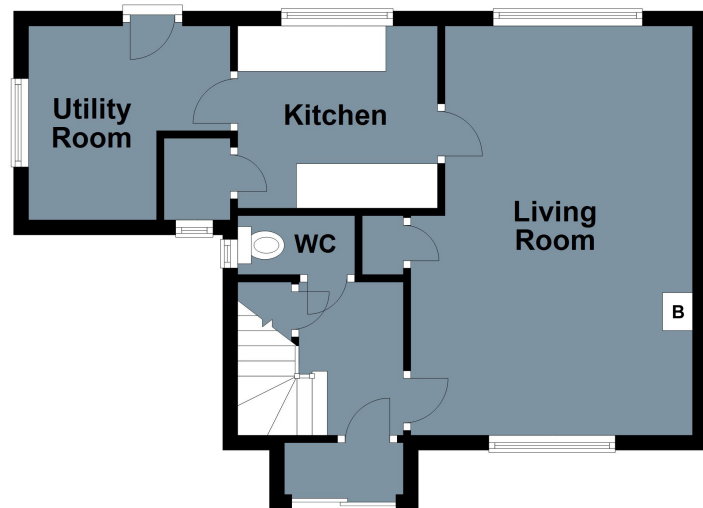


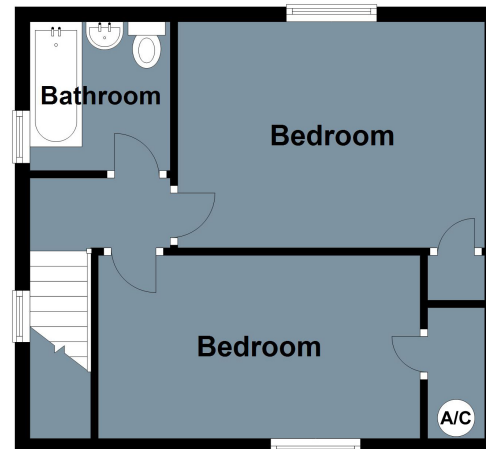
Ground Floor

Approx. 42.3 sq. metres (455.6 sq. feet)



First Floor

Approx. 34.2 sq. metres (367.7 sq. feet)



Total area: approx. 76.5 sq. metres (823.3 sq. feet)
 For illustration purposes only - not to scale



I Heathfield Gardens, Robertsbridge, East Sussex TN32 5BD £289,950 freehold

A well presented two bedroom semi-detached property in a central village location with good sized rear garden and full vacant possession.

- Semi-Detached House
- Close to Amenities
- 2 Bedrooms
- Chain Free
- Living/Dining Room
- Level Garden
- Central Village Location

Description

Situated in a central village location is this well presented and spacious semi-detached property with an open plan living/dining room which enjoys a double aspect, a kitchen and utility room that leads out to the large westerly facing rear garden. To the top floor are two double bedrooms as well as a well appointed bathroom. The property is offered with no onwads chain and full vacant possession.

This property is ideal for those looking for a buy to let investment or a first time purchase as well as those looking to downsize into a more manageable property in a central village location.

Robertsbridge offers village amenities including a convenience store, several pubs and restaurants, primary and secondary schools and a mainline train station with regular services to London Charing Cross and the coast. Nearby Battle with its historic High Street and Battle Abbey is a short distance away as is Tunbridge Wells with its larger stores and amenities.

Directions

From our office in Battle High Street proceed in a northerly direction taking the third exit at the roundabout onto the A2100 London Road. Proceed all the way along to the Johns Cross roundabout and take the first exit onto the A21 and continue along bearing left signposted Robertsbridge. Proceed down Georges Hill turning left into Heathfield Gardens where the property will be found immediately on the left hand side.

What3Words: ///clean.unsigned.rapid

THE ACCOMMODATION IS APPROACHED VIA

Front door to

ENTRANCE HALL

with stairs leading to first floor landing, understairs cupboard, laminate flooring and cloaks area.

CLOAKROOM

with window to side, laminate flooring and fitted with a wc.

LIVING/DINING ROOM

18' 0" x 12' 3" (5.49m x 3.73m) narrowing to 10' 10" a large double aspect room with windows to front and rear, centred around an original fireplace with an inset gas fire and tiled hearth and mantel, laminate flooring, tv and telephone point, large storage cupboard. Door to



KITCHEN

8' 9" x 8' 0" (2.67m x 2.44m) with window to rear, radiator and fitted with a range of base and wall mounted kitchen cabinets incorporating cupboards and drawers. There is an area of wood working surface with a 1 1/2 bowl sink with mixer tap and drainer. There is a larder which is shelved and has a window to the front. Door to



UTILITY ROOM

8' 10" x 8' 7" (2.69m x 2.62m) a double aspect room with window to side and door to the rear garden, laminate flooring, radiator, spaces for appliances.

FIRST FLOOR LANDING

with window to side, radiator and loft access.

BEDROOM 1

13' 6" x 9' 11" (4.11m x 3.02m) with window to rear, radiator, tv point, large storage cupboard.



BEDROOM 2

14' 2" x 8' 0" (4.32m x 2.44m) with window to front. Airing cupboard with hot water tank.

BATHROOM

6' 5" x 6' 2" (1.96m x 1.88m) with window to side and fitted with a panelled bath, pedestal wash hand basin, wc and radiator.



OUTSIDE

To the front of the property is a shared footpath which gives access to the front porch door and round to the side giving access to the rear. The front garden is predominantly laid to lawn with well maintained and mature shrub hedges. The well maintained rear garden wraps around to the side and rear and is predominantly laid to lawn with several mature fruit trees and is enclosed by wire and close boarded fencing. There is an outside tap.

COUNCIL TAX

Rother District Council
Band B - £1,785.69 (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.