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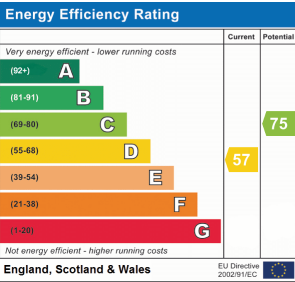
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Ground Floor



First Floor



Second Floor



17a Langham Road, Robertsbridge, East Sussex TN32 5DX **£525,000 freehold**

A spacious detached family home with three double bedrooms, large garden, ample parking all set in a popular village location with further potential. Available with no chain.

Detached House	3 Double Bedrooms	2 Reception Rooms	Ample Parking
Large Garden	Popular Village Location	No Chain	Close to Local Amenities

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## Description

Viewing is highly recommended to see this property which is offered to the market with vacant possession and no chain. 17a Langham Road occupies an elevated position on a popular road close to the village centre. All the principle rooms are of a generous size including the living room which enjoys a triple aspect, a log burner and double doors leading out to the garden. The kitchen again looks out over the garden and has ample storage and a large range cooker. There is also a study to the ground floor which could be utilised as a fourth bedroom as there is also a downstairs shower room. To the first floor are three double bedrooms, two of which enjoying a double aspect, as well as a family bathroom. To the second floor is a large loft room which could be used as a home office or games room. Outside the property enjoys a generous plot, the large front garden has ample parking for several vehicles and to the rear the garden offers a good level of privacy, is predominately laid to lawn. The property offers potential to extend to the rear, as some of the properties in Langham Road have done, subject to necessary consents. The village centre is just a short distance away and is well served for day to day amenities including shop, post office, vets, doctors surgery as well as pubs, restaurants and a bakery. Robertsbridge secondary school is just a short walk from the property as is the mainline station which has regular services to London Charing Cross. A more comprehensive range of amenities can be found north in Hawkhurst which offers several supermarkets or to the south in Battle or St Leonards. The area is well served for recreational facilities, sites of historical interest and private and comprehensive schools at both primary and secondary levels.

## Directions

From the Robertsbridge High Street turn into Station Road continue over the level crossing and passing the station, continue up the hill taking the second turning right into Knell Road and then bear left into Langham Road where the property will be found shortly along on the right hand side.  
What3Words:///tropic.reform.threading

## THE ACCOMMODATION

with approximate room dimensions is approached via front door leading to

## ENTRANCE PORCH

with window to side, tiled floor, step up and glazed door to

## RECEPTION HALL

14' 0" x 4' 10" (4.27m x 1.47m) max with stairs leading to first floor landing, tiled floor, radiator.

## LIVING ROOM

22' 3" x 11' 3" (6.78m x 3.43m) a triple aspect room with windows to front and side and patio doors leading to the rear garden, centered around a fireplace with slate hearth, wooden surround and mantel, laminate flooring. Archway through to

## KITCHEN

14' 3" x 8' 5" (4.34m x 2.57m) with aspect to the rear garden and door to side, tiled flooring, recessed lighting and fitted with a range of shaker style base and wall mounted kitchen cabinets incorporating cupboards and drawers, Belling range oven with a 7 ring gas hob and extractor above. There are areas of granite effect working surfaces incorporating a 1 1/2 bowl stainless steel sink with mixer tap and drainer. Shelved recess.



## STUDY

12' 2" x 7' 11" (3.71m x 2.41m) with window to front, laminate flooring, cupboard housing the boiler. This could be used as a fourth bedroom.

## SHOWER ROOM

7' 10" x 5' 10" (2.39m x 1.78m) into shower recess with window to side, part tiled walls, tiled floor and fitted with a shower, wall mounted basin, wc and heated towel rail. There is an understairs storage cupboard.

## FIRST FLOOR LANDING

with airing cupboard housing the immersion tank, steps leading to second floor

## BEDROOM 1

12' 5" x 11' 6" (3.78m x 3.51m) a double aspect room with windows to front and side.



## BEDROOM 2

12' 5" x 10' 5" (3.78m x 3.17m) a double aspect room with windows to side and rear, large cupboard.

## BEDROOM 3

13' 2" x 11' 0" (4.01m x 3.35m) max with window to front, large eaves storage cupboard.

## FAMILY BATHROOM

9' 10" x 5' 6" (3.00m x 1.68m) with windows to side and rear and fitted with a bath, wc, pedestal wash hand basin and heated towel rail.

## SECOND FLOOR LOFT ROOM

18' 4" x 15' 11" (5.59m x 4.85m) with Velux to front, some restricted head height, door to eaves storage.

## OUTSIDE

To the front of the property is an area of tarmac driveway providing parking for several vehicles. The front garden is predominately laid to lawn and mature hedge enclosed. A gated access leads to the rear garden which has a gravelled area with a retaining wall and sleeper steps up to areas of lawn with 2 sheds, mature hedges, shrubs and trees.



## COUNCIL TAX

Rother District Council  
Band E £3,072.58

**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.