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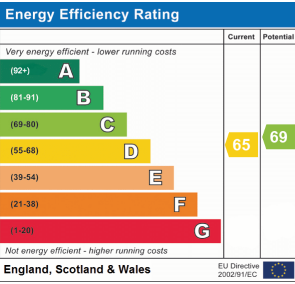
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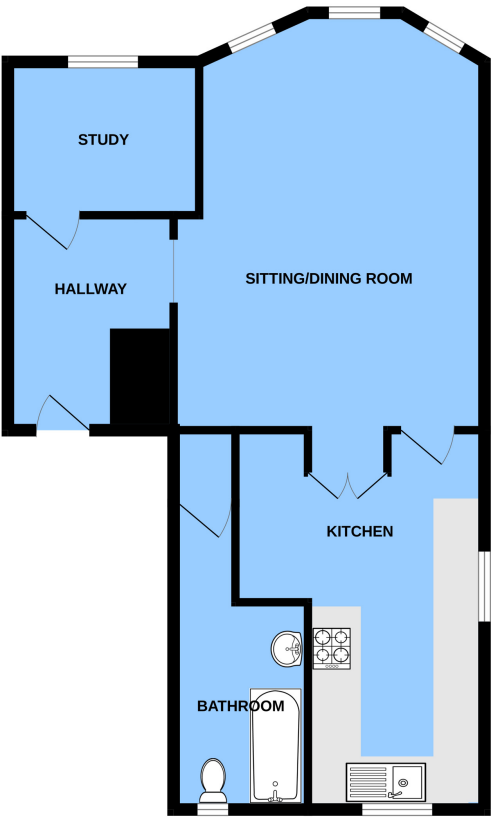
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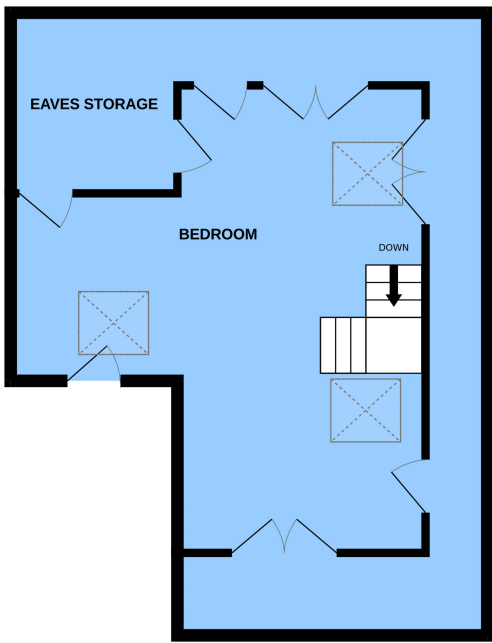
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GROUND FLOOR



1ST FLOOR



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.
Made with Metropix 5/2025



4 Firefield, Brightling Road, Robertsbridge, East Sussex
TN32 5DP

£207,500

share of freehold

Conveniently situated close to the High Street and mainline station is this spacious one/two bedroom first and second floor maisonette flat occupying this attractive period building with the benefit of a share of the freehold and resident's parking.

Maisonette

1/2 Bedrooms

Share of Freehold

Resident's Parking

Description

A wonderful opportunity to purchase a first and second floor maisonette flat that occupies this bay fronted period building and benefits from a share of the freehold and resident's parking. The flat is beautifully presented and enjoys character features that combine with modern refinements with decorative plaster work, panelled walls and sash windows. The property also benefits from upgraded electrics, modern gas fired central heating and a bay fronted living room with wood burning stove. The kitchen is fully fitted with modern units providing spaces for appliances and there is a luxurious bathroom with shower over the bath. In addition to the main living room is a small study/nursery bedroom, whilst to the first floor is an impressive main bedroom which enjoys a triple aspect with lovely views over the village or beyond. Conveniently situated the property is just a short stroll from the mainline station and within easy reach of the High Street and viewing is highly recommended.

Directions

From Robertsbridge High Street, turn left into Station Road, continue over the level crossing where the property will be found on the left hand side just after Mill Rise.

What3Words: ///puppy.employ.recapture

THE ACCOMMODATION

With approximate room dimensions, is approached over a COMMUNAL ENTRANCE with stairs rising to FIRST FLOOR LANDING, private entrance door to

L-SHAPED HALLWAY

Part panelled and opening through to the

LIVING ROOM

15' 3" x 11' 0" (4.65m x 3.35m) max into bay window to front, part panelled with decorative coving and central fireplace with inset wood burning stove on sandstone hearth with stairs rising to master bedroom and an opening through to the



STUDY/OCCASIONAL BEDROOM

6' 6" x 5' 10" (1.98m x 1.78m) With window to front, overhead storage.

KITCHEN

14' 7" narrowing to 10' 2" (3.10m) x 7' 0" (4.45m x 2.13m) widening to 8' 6" (2.59m) Coved ceiling, recessed lighting and fitted with a range of base and wall mounted kitchen cabinets with spaces and plumbing for appliances with a large area of working surface incorporating a four ring hob with tiling behind and stainless steel sink with mixer tap and drainer. The working surface incorporates a breakfast bar, a separate drawer unit and recess for fridge/freezer.

BATHROOM

6' 10" x 4' 5" (2.08m x 1.35m) plus 4' 9" x 2' 10" (1.45m x 0.86m) with window to rear and fitted with a panelled bath with shower and shower screen, tiled surround with recessed shelf with lighting, vanity sink unit, low level wc, heated towel rail, large cupboard housing fuse board with slatted shelves.



MASTER BEDROOM

13' 8" x 12' 0" (4.17m x 3.66m) overall plus 7' 6" x 5' 3" (2.29m x 1.60m) and 8' 6" x 3' 8" (2.59m x 1.12m) Arranged around a chimney, vaulted recesses with velux windows, eaves storage space. The room enjoys a triple aspect with attractive views over the village and beyond.



LEASE

The property has a share of the freehold with the balance of a 999 year lease. Maintenance and Insurance £500 per annum.

COUNCIL TAX

Rother District Council
Band A £1,736.81

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.