



BURTON COTTAGES
BISHOPS LANE
ROBERTSBRIDGE
EAST SUSSEX
TN32 5BA



- ◆ Substantial Detached Premises
- ◆ Up to 12 Bedrooms
- ◆ Established Gardens
- ◆ Close to Village Centre and Station
- ◆ Potential for Conversion to Residential
- ◆ Extensive Parking

A substantial detached freehold premises, originally approved under Ref: RR/89/0205 for two 6 bedroom houses, connected by hobby/activity rooms for assisted living, now considered to offer potential for conversion into residential properties, subject to any necessary consent, all situated amidst established gardens with extensive parking and located within a short distance of the high street and mainline station.

An interesting opportunity to acquire a substantial premises with accommodation extending to approximately 466 sq.m.(5016 sq.ft.) amidst established gardens with extensive parking. Burton Cottages was originally granted under Ref. RR/89/0205 as two 6 bedroom houses connected by hobby and activity rooms for assisted living. The property is offered with vacant possession and is considered to offer an excellent opportunity for re-development into residential properties, subject to any necessary consent. The building presents brick elevations below a tiled room with a substantial loft space that may also offer potential.

The current accommodation provides up to 12 bedrooms, kitchen, living and office facilities but is considered that the building could be sub-divided to create self contained flats or cottages, subject to any necessary consent. Built in 1989 the property is of modern construction with brick and tile hung elevations below a tiled roof. Outside a private driveway leads to a large area of parking to the front and the gardens surround the property being undulating. The whole is situated on a no through road within a short stroll of the centre of the village and mainline station.

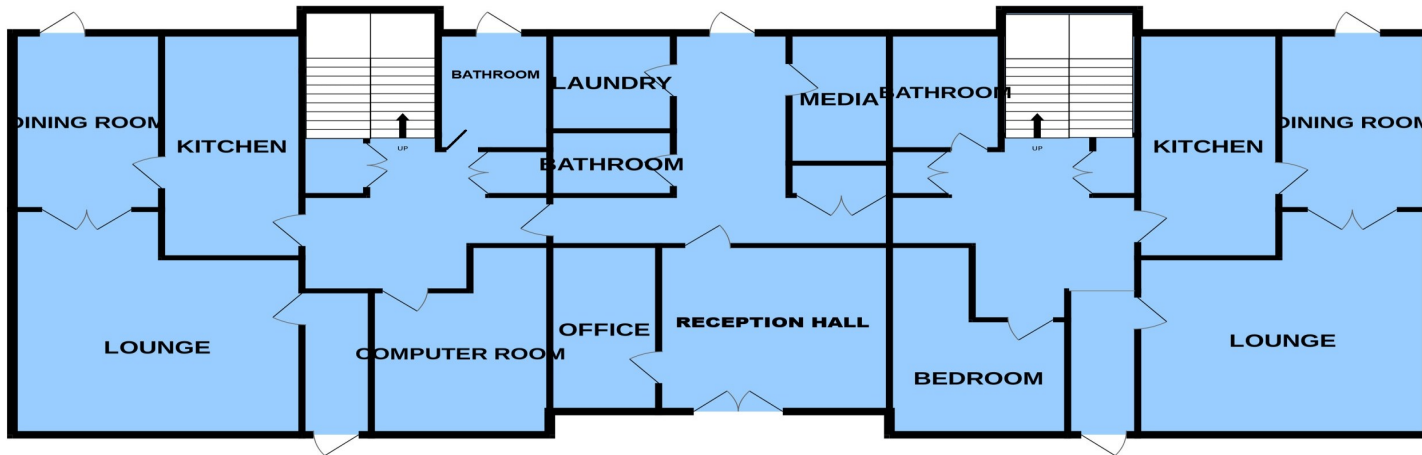
For further details or to arrange a site visit please contact the agents.

Directions

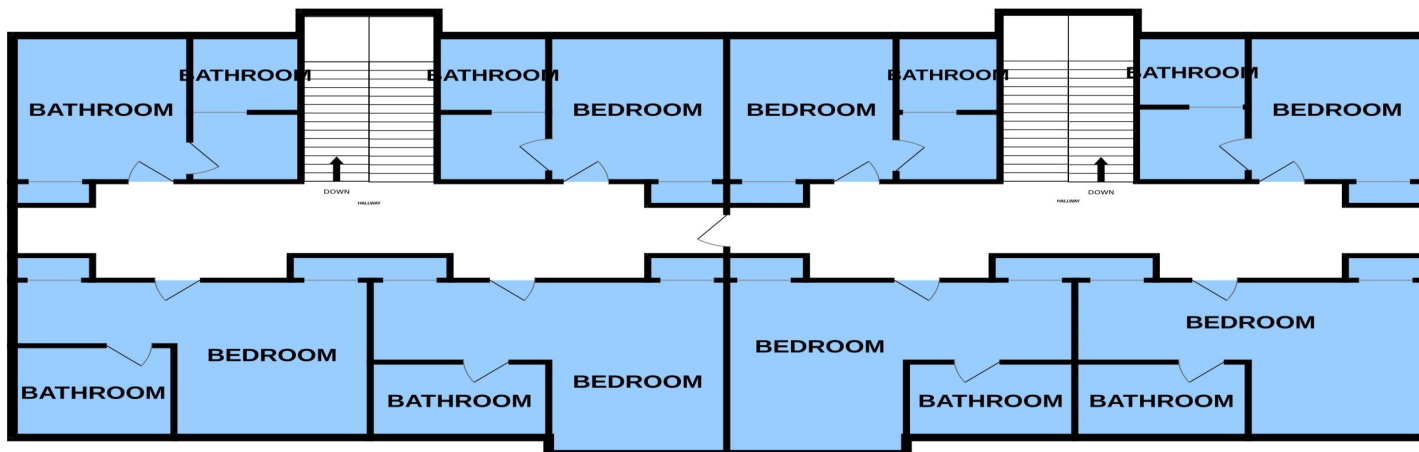
Proceeding North on the A21 turn left into the village and immediately turn left into Heathfield Gardens. Take the first right into Bishops Lane where the entrance will be found on the right hand side. What3Words: ///dispenser.physical.strength



GROUND FLOOR



1ST FLOOR



THE ACCOMMODATION with approximate room dimensions is approached via double doors to

RECEPTION 13' 2" x 12' 0" (4.01m x 3.66m) with electric heater and opening into



INNER HALLWAY providing access to each side of the property with a door to the rear courtyard.

BATHROOM 6' 9" x 5' 2" (2.06m x 1.57m) fitted with a white panelled bath, low level wc and wash hand basin.

LAUNDRY ROOM 7' 9" x 6' 9" (2.36m x 2.06m) fitted with a base unit, stainless steel sink, shelving, space and plumbing for appliances.

MEDIA ROOM 10' 5" x 5' 6" (3.17m x 1.68m) with double cupboard, fuse boards.

COTTAGE ONE with separate front door to

ENTRANCE HALL with double cupboard.

WET ROOM/SHOWER ROOM 8' 0" x 6' 2" (2.44m x 1.88m) with obscured window to rear, fully tiled with a shower and shower curtain, wash hand basin, close coupled wc.

LOUNGE 17' 9" x 15' 0" (5.41m x 4.57m) max with two windows to front and double doors opening to

DINING ROOM 13' 6" x 8' 2" (4.11m x 2.49m) with glazed door to rear patio.

KITCHEN 18' 0" x 7' 9" (5.49m x 2.36m) with window to rear, fitted with a range of base and wall mounted kitchen cabinets incorporating cupboards and drawers with spaces and plumbing for appliances, extractor above the cooker space. There is a large area of working surface incorporating a double stainless steel sink and separate sink. Storeroom (not inspected).



BEDROOM/COMPUTER ROOM 11' 3" x 9' 10" (3.43m x 3.00m) with window to front, recess.

FIRST FLOOR LANDING with window to side, electric heater.

BEDROOM 11' 6" x 9' 9" (3.51m x 2.97m) with window to rear, fitted shelving. Separate wet room/shower room area with pedestal wash hand basin.

BEDROOM 11' 6" x 10' 0" (3.51m x 3.05m) with window to rear, recess with hanging and shelving. Door to

WET ROOM/SHOWER ROOM with wash hand basin, wc and large enclosed wet room shower.

BEDROOM 10' 5" x 9' 4" (3.17m x 2.84m) with window to front, recess with hanging and shelving and an

EN-SUITE 8' 10" x 5' 6" (2.69m x 1.68m) with wet room/shower area, pedestal wash hand basin and low level wc.

BEDROOM 12' 5" x 8' 9" (3.78m x 2.67m) plus 11' 5" x 7' 1" (3.48m x 2.16m) L shaped with window to front, double cupboard with shelving.

EN-SUITE BATHROOM 9' 8" x 5' 6" (2.95m x 1.68m) with window to front and fitted with a white panelled bath, pedestal wash hand basin and low level wc. From the left hand cottage there is a connecting door to

COTTAGE 2 Door to

RECEPTION ROOM with double cupboard.

SHOWER ROOM 9' 0" x 6' 2" (2.74m x 1.88m) with obscured window, part tiled, wet room shower area, low level wc, wash hand basin.

KITCHEN 17' 10" x 7' 10" (5.44m x 2.39m) with obscured window to rear and fitted with a range of base and wall mounted kitchen cabinets incorporating cupboards and drawers with spaces for appliances including extractor above the cooker space. Working surface incorporating a stainless steel sink with separate wash hand basin. Connecting to

DINING ROOM 13' 5" x 8' 2" (4.09m x 2.49m) with door to outside and double doors to

LOUNGE 17' 10" x 15' 0" (5.44m x 4.57m) a dual aspect.

BEDROOM 11' 5" x 9' 10" (3.48m x 3.00m) with window to rear, double cupboard.

EN-SUITE 11' 3" x 6' 2" (3.43m x 1.88m) with obscured window to front and fitted with a white panelled bath, wash hand basin.

Separate WC and further pedestal wash hand basin.

L SHAPED BEDROOM 12' 3" x 12' 0" (3.73m x 3.66m) plus 8' 1" x 5' 1" (2.46m x 1.55m) with window to front, recess with hanging and shelving.

EN-SUITE 9' 9" x 5' 6" (2.97m x 1.68m) with obscured window to front and fitted with a panelled bath, pedestal wash hand basin and low level wc.

BEDROOM not inspected.

BEDROOM 11' 6" x 9' 10" (3.51m x 3.00m) with window to rear, recess with hanging

and shelving.

EN SUITE 11' 4" x 6' 2" (3.45m x 1.88m) with obscured window, part tiled and fitted with a white panelled bath, pedestal wash hand basin and separate WC with pedestal wash hand basin. A secondary staircase connects the right hand cottage.

OUTSIDE The property is approached over a tarmac driveway that rises up with at least 7 parking spaces and ample turning. There is an enclosed bin storage and established gardens that are fence enclosed interspersed with specimen trees.



RATES We are advised the property pays residential rates. Rother District Council, Band G - £4342.04 2025/26

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.

