



Blacksmiths Field, Bodiam Robertsbridge TN32 5UR



welcome to

Blacksmiths Field, Bodiam Robertsbridge

GUIDE PRICE £400,000-£425,000

A well-presented three bedroom semi-detached house situated in a peaceful cul-de-sac in Robertsbridge. This delightful home offers space for the whole family. Offering three bedrooms, and a modern shower room on the first floor, whilst the ground floor includes a spacious lounge that leads into the kitchen/diner which offers a generous size kitchen with space for a dining table. There's a rear conservatory off of the dining area that leads to the private rear garden. Outside the property offers a private garden to the side and rear of the property which backs onto rolling fields and far reaching countryside views, offering a beautiful outlook and provides a peaceful setting! The front offers a driveway for off street parking with additional garden to the front. Located in such a peaceful and desirable location, this one is not to be missed!



Porch

Living Room

16' 3" x 14' 2" (4.95m x 4.32m)

Kitchen/dining Room

16' 3" x 9' 3" (4.95m x 2.82m)

Conservatory

9' 5" x 7' 3" (2.87m x 2.21m)

First Floor Landing

Bedroom One

11' 9" x 10' 5" (3.58m x 3.17m)

Bedroom Two

10' 5" x 9' 9" (3.17m x 2.97m)

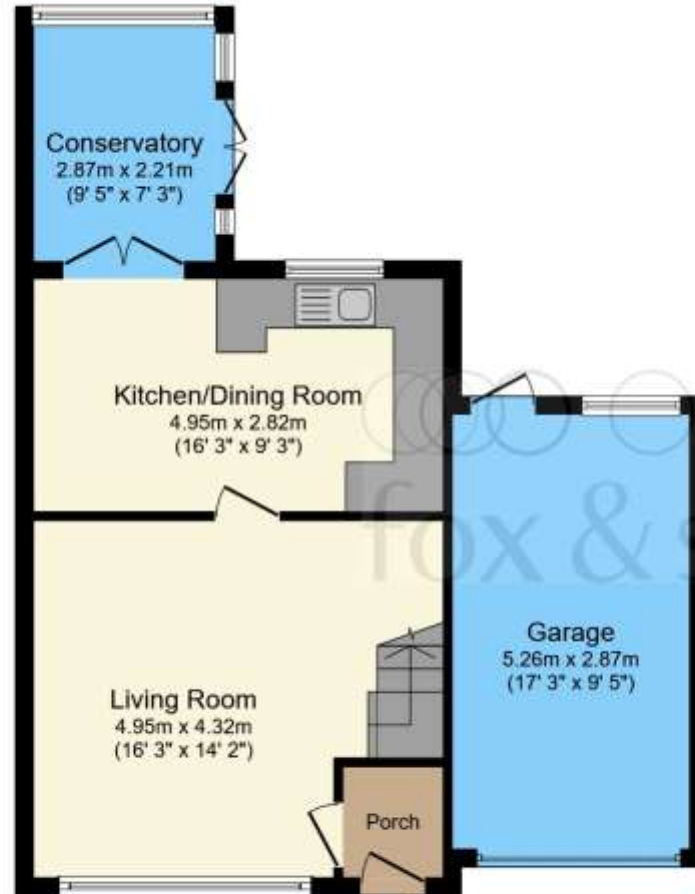
Bedroom Three

8' 9" x 7' 3" (2.67m x 2.21m)

Bathroom

Garage

Rear Garden



Ground Floor



First Floor

Total floor area 94.1 m² (1,013 sq.ft.) approx

This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.



view this property online fox-and-sons.co.uk/Property/HAS121257



welcome to

Blacksmiths Field, Bodiam Robertsbridge

- Semi-detached House
- Three Bedrooms
- Lounge
- Kitchen/Dining Room
- Conservatory
- Off Road Parking/ Garage
- Rear Garden

Tenure: Freehold EPC Rating: D

guide price

£400,000



Please note the marker reflects the postcode not the actual property

view this property online fox-and-sons.co.uk/Property/HAS121257



Property Ref:
HAS121257 - 0004

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

Fox & Sons is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



01424 722177



hastings@fox-and-sons.co.uk



33 Havelock Road, HASTINGS, East Sussex,
TN34 1BE



fox-and-sons.co.uk