



28
HIGH STREET, ROBERTSBRIDGE, EAST SUSSEX, TN32 5AQ



**Lambert
& Foster**

HASTINGS 11 MILES | GATWICK AIRPORT 52 MILES | ROBERTSBRIDGE STATION 0.3 MILES

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A rare opportunity to purchase a three-bedroom leasehold flat and a double-fronted ground floor shop with the freehold for the entire building located in an ideal High Street position in the popular village of Robertsbridge. The property is an end-terrace Grade II Listed building and benefits from a large garden with an additional detached studio with shower room.

GUIDE PRICE £400,000 - £425,000 FREEHOLD & LEASEHOLD



DESCRIPTION

This wonderful investment opportunity offers the purchaser the opportunity to generate income from the three-bedroom flat that is set over three floors and includes a kitchen, utility room, three double bedrooms, shower room and storage room. The flat is leasehold (999 years from 30th June 2010) with an approximate rental income of £1250 per month. The flat, which was renovated to a good standard throughout by the current owners, is currently rented out on a one month rolling contract. The double-fronted shop, which currently operates as a popular florist, occupies the ground floor and includes the shopfloor to the front with an attractive bay window overlooking the High Street, a large storage/stock room adjacent with two entrances (with potential to utilise as a second shopfloor space) and a kitchenette and WC to the rear. The shop, which also has a cellar, is Freehold and includes the Freehold to the whole building (i.e. the flat above). The shop is currently rented out at approximately £575 per month and £25 per month insurance on a three-year lease ending November 2026.

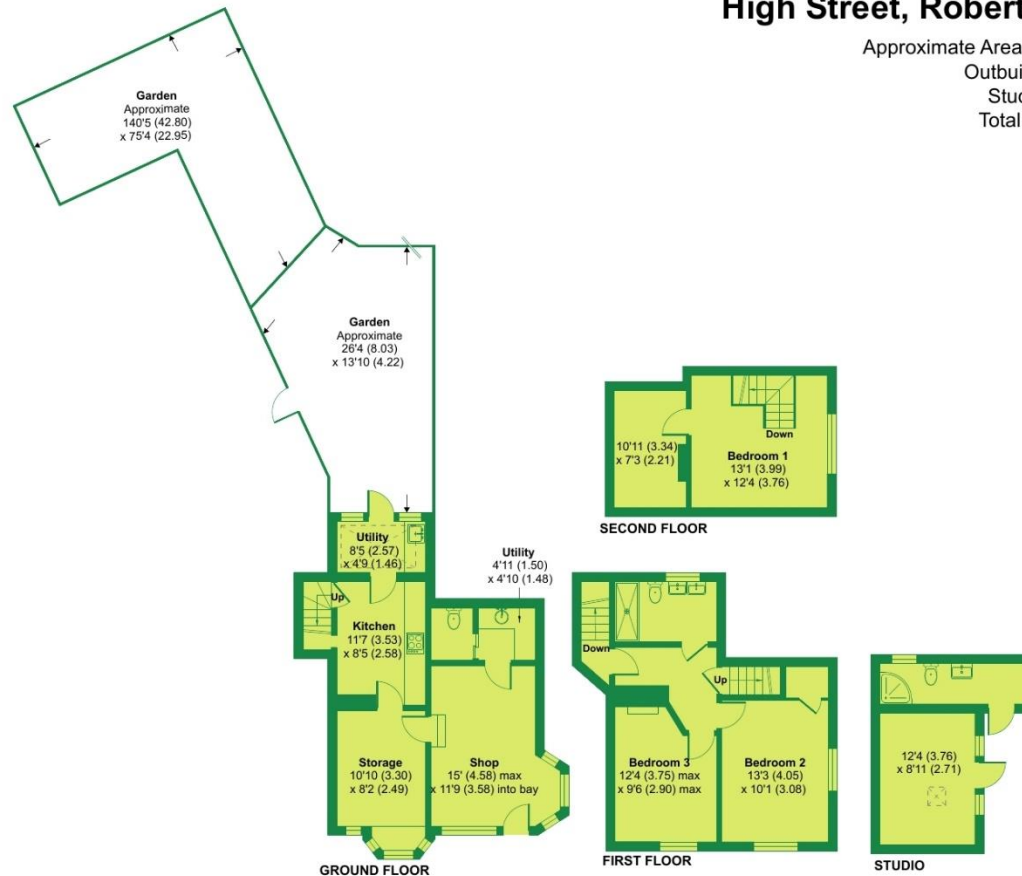
Outside, you have a large patio area accessed directly from the utility room which leads into a large garden with a studio to the rear which benefits from underfloor heating, water and electricity and has a modern shower room and double glazing. During the summer months June, July, August '20/'21/'22 the studio and the flat was rented out via Airbnb generating a combined income of approximately £3000 per month.

FLOORPLANS

For identification purposes only. The position and size of doors, windows, appliances and other features are approximate only.

High Street, Robertsbridge, TN32

Approximate Area = 1157 sq ft / 107.4 sq m
Outbuilding = 52 sq ft / 4.8 sq m
Studio = 110 sq ft / 10.2 sq m
Total = 1319 sq ft / 122.4 sq m
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © ntkhecorm 2024. Produced for Lambert and Foster Ltd. REF: 1187814

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VIEWING: By appointment only
Sussex Office: 01435 873999

TENURE: Freehold & Leasehold (999 years from 30th June 2010)

SERVICES & UTILITIES:

Electricity supply: Mains

Water supply: Mains

Sewerage: Mains

Heating: Electric

BROADBAND & MOBILE COVERAGE: (Visit <https://checker.ofcom.org.uk/en-gb/broadband-coverage> or enquire with the office for more information).

LOCAL AUTHORITY: www.rother.gov.uk

COUNCIL TAX: Band C (Flat) **EPC:** NA

COVENANTS: Covenants relate to this property please contact the office for more information

FLOOD & EROSION RISK:

(Visit flood-map-for-planning.service.gov.uk or enquire with the office for more information).

PROPERTY CHARACTERISTICS: Brick & tile elevations with tile roof



OFFICES LOCATED AT:

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