

**RUSH
WITT &
WILSON**



19 Northbridge Street, Robertsbridge, TN32 5NY
Offers In Excess Of £475,000

Situated just down from the High Street within the High Weald Area of Outstanding Natural Beauty is this impressive and imposing Grade II listed property available to the market for the first time in some 50 years.

The generously proportioned and well presented accommodation is flooded with natural light and comprises an entrance hall with a stunning curved staircase, dual aspect sitting/dining room with an open fireplace, modern kitchen/breakfast room, study, cloakroom, workshop/utility space that connect the front and rear garden, and a large cellar. To the first floor there are three double bedrooms and spacious bathroom. Outside there is a beautifully maintained and privately enclosed garden.

The property is conveniently located with access to the village shops, amenities, bakery, historic inns and the mainline station serving London Charing Cross. With the addition of numerous private and state schools with a village primary and secondary school.

******* Available chain free *******



The property is approached via steps that lead up to the imposing entrance with an arch glazed panel, wooden door and exterior lighting. Leading into:-

Entrance Hall

With height ceilings, coir matting and carpet, ceiling lighting, two radiators, space for coats and boots, door to cellar and turned staircase to first floor.

Cloakroom

Fitted with a low level w.c, wash hand basin with hot and cold taps, part tiled walls, tiled floor, ceiling lighting, radiator and obscured double glazed window to rear aspect.

Sitting/Dining Room

16'9 x 26'6 reducing to 11'3 (5.11m x 8.08m reducing to 3.43m)
Forming an 'L' shape with ample space for seating and dining and enjoying a dual aspect with a wooden window to front aspect with secondary glazing and a double glazed door with garden access. Ceiling lighting, two radiators, second return door to the entrance hall, open fireplace with alcove base storage units and further built-in storage cupboard.

Kitchen/Breakfast Room

12'4 x 11'7 (3.76m x 3.53m)
Traditional strip door and step down into the kitchen which is flooded with light via a fully height wooden glazed window with secondary glazing. Fitted with a matching range of white high gloss wall and base mounted units with a wood effect work surface incorporating a breakfast bar, 1 1/2 bowl stainless steel sink with drainer and mixer tap, integral eye level Bosch oven with grill and Bosch microwave, four ring Bosch gas hob with cooker hood over, space for dishwasher, soft closes drawers, concealed bin drawer, tiled surround, inset ceiling lighting and door leading into:-

Workshop/Store/Utility Room

13'10 x 12'7 (4.22m x 3.84m)
Wooden window with secondary glazing to front

aspect, wooden door with front access and further door with rear garden access, ceramic sink with cold tap, wall mounted gas fired boiler and space for washing machine and fridge/freezer.

Leading back of the entrance hall:-

Study

7'6 x 7'2 (2.29m x 2.18m)
With double glazed window to rear aspect with views over the garden, ceiling lighting and radiator.

First Floor

Turned staircase with window to rear aspect with rural views.

Landing

Split level landing with wall lighting.

Bedroom One

17'1 x 10' (5.21m x 3.05m)
Wooden window with secondary glazing to front aspect, ceiling lighting, fitted wardrobes and dressing table, radiator and walk-in eaves storage space measuring 6'2 x 11' with restricted head height and lighting.

Bedroom Three

13'10 x 9'7 (4.22m x 2.92m)
Wooden glazed window with secondary glazing to front aspect, wall lighting, loft hatch access and radiator.

Bedroom Two

11'2 x 10'9 (3.40m x 3.28m)
Wooden glazed window to secondary glazing to front aspect, ceiling lighting and radiator.

Bathroom

10'3 x 11'4 to max reducing to 7'9 (3.12m x 3.45m to max redcing to 2.36m)
Fitted with a low level w.c, vanity wash hand basin with hot and cold taps and storage beneath, bath with mixer tap and shower attachment, radiator, ceiling lighting, double glazed window to rear aspect with rural views and airing cupboard.

Lower Ground

Stairs leading down to:-

Cellar

7'9 x 17'2 and 9'2 x 11'6 (2.36m x 5.23m and 2.79m x 3.51m)
The cellar is spilt into three space with lighting, reasonable head height and a raised store area.

Outside

Front Garden

The front garden is neatly laid to lawn with a mature hedgerow and brick wall and has two points of gated access.

Rear Garden

The private rear garden is enclosed with fencing and a wall and is arranged with a large paved seating area adjacent to the rear of the property with raised flower and shrub planted borders and two sets of steps lead up to a raised level lawn.

Agents Notes

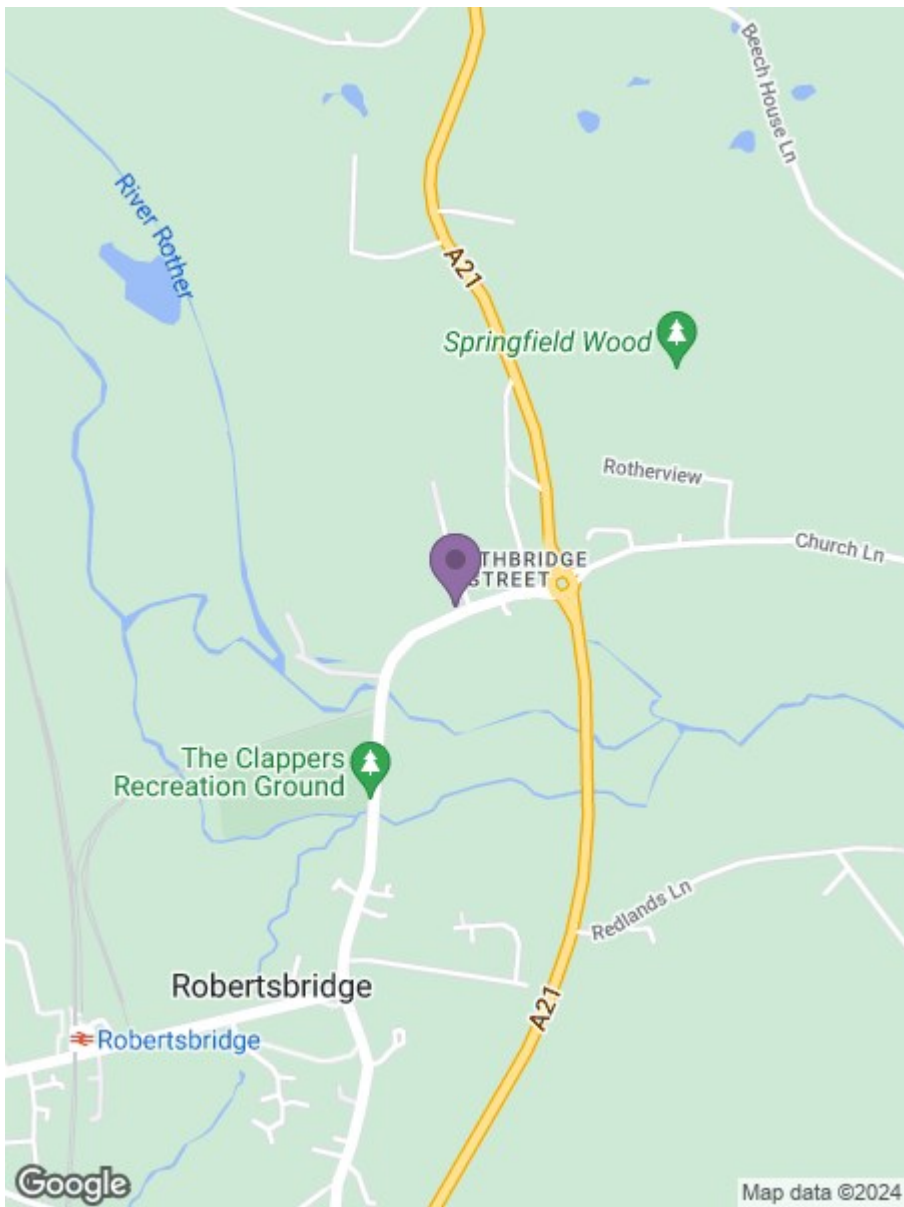
None of the services or appliances mentioned in these sale particulars have been tested.

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.

Council Tax Band D







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.
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**RUSH
WITT &
WILSON**

**Residential Estate Agents
Lettings & Property Management**



**88 High Street
Battle
TN33 0AQ
Tel: 01424 774440
battle@rushwittwilson.co.uk
www.rushwittwilson.co.uk**