

**RUSH
WITT &
WILSON**



**23 High Street, Robertsbridge, East Sussex TN32 5AQ
£525,000**

This deceptively spacious Grade II listed semi detached property is situated in a prominent position within the heart of this vibrant village. With access to the local shops amenities, secondary and primary schools and a mainline station serving London Charing Cross Believed to date from the 17th century with the benefit of more modern additions whilst retaining a wealth of the original exposed timber and with vehicular access to the rear provided much sort after off street parking.

The accommodation comprises a kitchen/dining room, sitting room, dining room, study/home office and shower room. To the first floor there are three bedrooms with a landing/study area and cloakroom, with the second floor arrange as a fourth attic bedroom and additional attic storage space.

Outside there is an enclosed rear garden with gated access to off street parking and a timber carport.



The property is approached via the side and has both pedestrian and vehicular access with a pedestrian gate and barn style gate to the driveway.

Rear Porch

Wooden glazed door leads into the porch with windows overlooking the garden, lighting and wooden glazed door into:-

Kitchen/Breakfast Room

10'4 x 13'1 (3.15m x 3.99m)

Fitted with a matching range of wall and base mounted units with a work surface over and 1 1/2 bowl sink with drainer and mixer tap, integral eye level oven and grill with four ring gas hob and cooker hood over, integral dishwasher, space for fridge/freezer, integral washing machine, tiled floor, ceiling lighting, dual aspect windows overlooking the garden and glazed panel looking into the sitting room, space for family dining table and stairs to the first floor.

Inner Hallway

With tiled floor, window, space for coats and boots, ceiling lighting cupboard housing the wall mounted gas fired boiler and further utility cupboard housing the tumble dryer with window and lighting.

Hallway

With exposed wall timbers, tiled floor and wall mounted lighting.

Shower Room

11'1 x 6'8 (3.38m x 2.03m)

Fitted with a low level w.c, pedestal wash hand basin with hot and cold taps, large shower cubicle, wall lighting, tiled floor, part tiled walls, exposed ceiling timbers, heated towel rail and windows to side aspect with secondary glazing.

Dining Room

13'10 x 10'6 (4.22m x 3.20m)

With exposed ceiling timber, dual aspect windows with secondary glazing, wooden door with access to the side passageway, wall mounted lighting, radiator, exposed timbers and built-in cupboard.

Sitting Room

10'7 x 15'5 (3.23m x 4.70m)

Enjoying a dual aspect and flooded with light via a window to the side with secondary glazing but also to the rear via the glazed panels into the kitchen, radiator, ceiling lighting and fireplace housing a coal effect gas fire.

Study/Office

12'3 x 10'2 (3.73m x 3.10m)

With sash window to front aspect and secondary glazing, wall mounted lighting, feature fireplace, lead glazed window with aspect into the living room, radiator and traditional exposed timbers used to create shelving

First Floor

Accessed via a wooden latch door from the kitchen.

Landing

With ceiling lighting.

Bedroom Two

10'2 x 10'1 (3.10m x 3.07m)

With wooden sash window to front aspect, ceiling lighting, radiator, exposed wall timbers and built-in cupboard.

Bedroom Three

8'2 x 15'7 (2.49m x 4.75m)

With window to rear aspect and secondary glazing, exposed wall timbers, ceiling lighting and radiator.

Inner Landing/Study Area

7'8 x 12' 6 Flooded with light via Velux window to rear aspect, radiator, exposed timbers and lighting.

Cloakroom

Fitted with a low level w.c, wash hand basin with mixer tap, window to side aspect, radiator and lighting.

Bedroom One

11'9 x 10'8 (3.58m x 3.25m)

With window to front aspect, ceiling lighting, radiator, built-in wardrobe and exposed timbers.

Second Floor

Leading off the inner landing directly into:

Attic Bedroom Four

12' x 10'3 (3.66m x 3.12m)

Within the eaves with exposed ceiling and wall timbers, ceiling lighting and window with secondary glazing to side aspect. Door into:-

Attic Storage Room

11'5 x 10' (3.48m x 3.05m)

Within the eaves, lighting and boarding.

Outside

Garden

The rear garden is fence enclosed and has gated access. There is a raised paved seating area adjacent to the property with a timber shed. The driveway then divides the garden and leads onto a level lawn with mature shrubs and a further seating area.

Parking/Car Port

Accessed via double wooden gates onto tarmac parking with a timber carport.

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



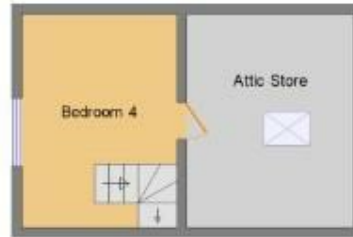


This plan is illustrative only. No details cannot be relied upon and no liability is taken for any errors.

Ground Floor

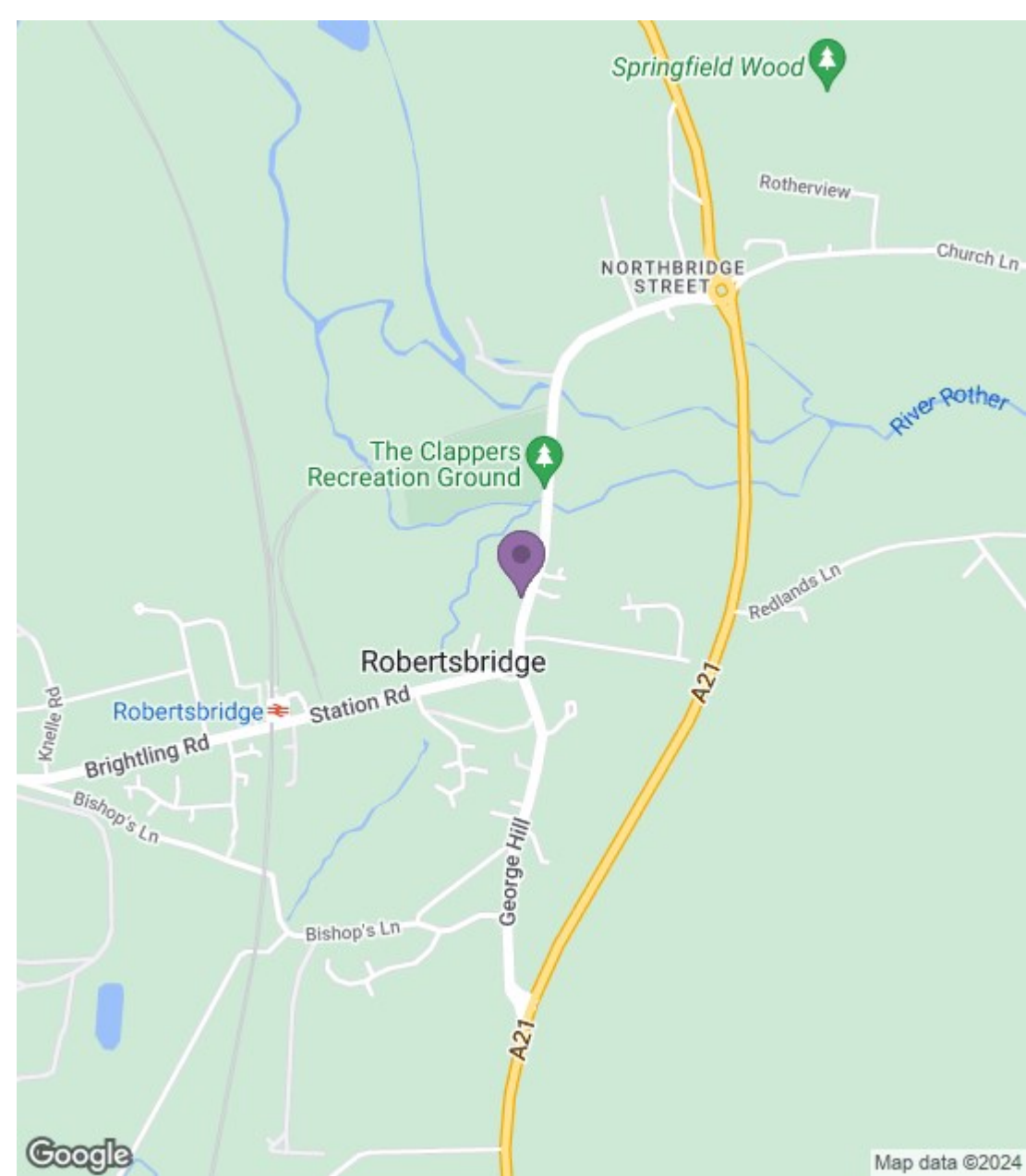


First Floor



Second Floor





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