



17a Langham Road, Robertsbridge

£475,000 Freehold

Offered chain free, this detached family home on Langham Road features three double bedrooms, a versatile loft room, a bright triple-aspect living room with a wood-burning stove, flexible reception space, driveway parking for 2-3 cars and a generous rear garden with two sheds, all within easy reach of Robertsbridge village and station.



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Set back behind a generous driveway on Langham Road, this detached home offers bright, flexible accommodation with a layout that works well for both everyday family life and entertaining. With three double bedrooms, a versatile loft room and a large rear garden, the property provides plenty of space to grow into while offering the opportunity to make it your own.

Guide price £475,000 – £500,000

Stepping through the front door, you're welcomed by an entrance porch with black tiled flooring, providing a practical space for coats and shoes before opening into the main hallway. Finished with matching black tiled flooring, the hallway gives access to all the principal ground floor rooms as well as the staircase to the first floor. To the left, the main living room stretches the full depth of the house. Engineered oak flooring runs throughout, while a wood-burning stove with a timber mantel and slate hearth creates an attractive focal point. Windows to three aspects fill the room with natural light, and doors opening onto the rear garden make it easy to enjoy the outdoor space during the warmer months. A connecting door leads directly into the kitchen, creating an easy flow between the two rooms. The kitchen can also be accessed from the hallway and is fitted with grey wall and base units, black laminate worktops, a gas range cooker, stainless steel sink with chrome tap and open shelving. There is space for a washing machine, tumble dryer and fridge freezer, while a side door provides direct access to the garden. Returning to the hallway, a separate reception room overlooks the front of the property and offers excellent flexibility as a home office, snug or playroom. A useful cupboard houses the boiler. Completing the ground floor is a shower room fitted with black tiled flooring, a grey WC and wash basin, white brick-effect tiling to the shower enclosure and a chrome heated towel rail. The first floor opens onto a spacious landing, with carpet continuing throughout the landing and all three bedrooms. The principal bedroom sits at the front of the house and benefits from built-in wardrobes, while a second double bedroom enjoys windows to the front and side, creating a particularly bright room. The third double bedroom overlooks the rear garden and also benefits from windows to two aspects together with fitted storage. The family bathroom is fitted with a white bath with mosaic tiled surround, pedestal wash basin, chrome fittings, heated towel rail and wood flooring.

A permanent ladder leads to the loft room, which has been boarded and finished with grey carpeting, two Velux windows, spotlights and a radiator. Filled with natural light, it provides excellent additional space for hobbies, a home office or occasional accommodation, subject to any necessary consents. Outside, the front of the property offers a tarmac driveway providing parking for two to three vehicles alongside a lawn and an established tree. To the rear, a gravel seating area leads to steps rising to a generous lawn enclosed by mature hedging and planting. While currently overgrown, the garden offers fantastic potential to create an attractive outdoor space for entertaining, children to play or keen gardeners to enjoy. Two garden sheds provide excellent additional storage for tools, bicycles and garden equipment.

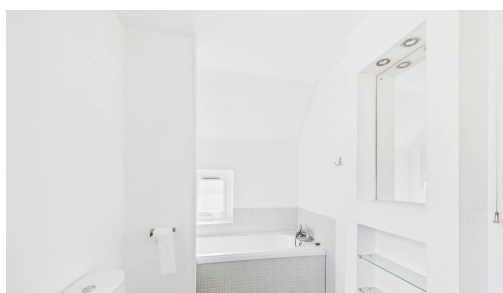
Situated on Langham Road, the property is within easy reach of Robertsbridge village, where you'll find a range of independent shops, cafés, pubs and everyday amenities. Robertsbridge railway station provides direct services to London Charing Cross, while well-regarded local schools, countryside walks and excellent road links make this a convenient location for families and commuters alike. Offered to the market **chain free**, the property is ready for its next owners to make it their own.



- Chain free detached family home
- Three double bedrooms
- Versatile loft room with two Velux windows
- Triple-aspect living room with wood-burning stove
- Separate reception room/home office
- Kitchen with gas range cooker and garden access
- Ground floor shower room and first floor family bathroom
- Driveway parking for two to three vehicles
- Large rear garden with two garden sheds
- Conveniently located for Robertsbridge village and mainline station

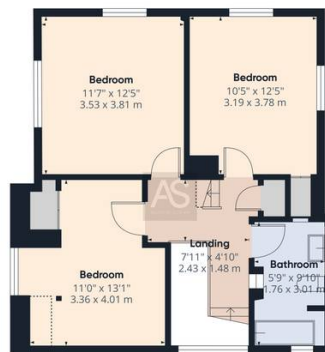


Langham Road is well placed for enjoying everything Robertsbridge has to offer. The village centre is within easy reach, with a selection of independent shops, cafés, pubs and everyday amenities, while Robertsbridge mainline station provides regular services to London Charing Cross, making it a practical choice for commuters. Robertsbridge Community College is just a short walk away, with further well-regarded schools nearby, and the surrounding High Weald countryside offers an abundance of walking routes and outdoor pursuits.

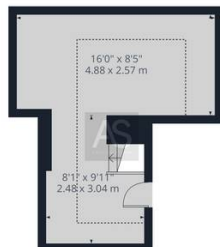




Floor 0



Floor 1



Floor 2



Approximate total area⁽¹⁾
1349 ft²
125.3 m²

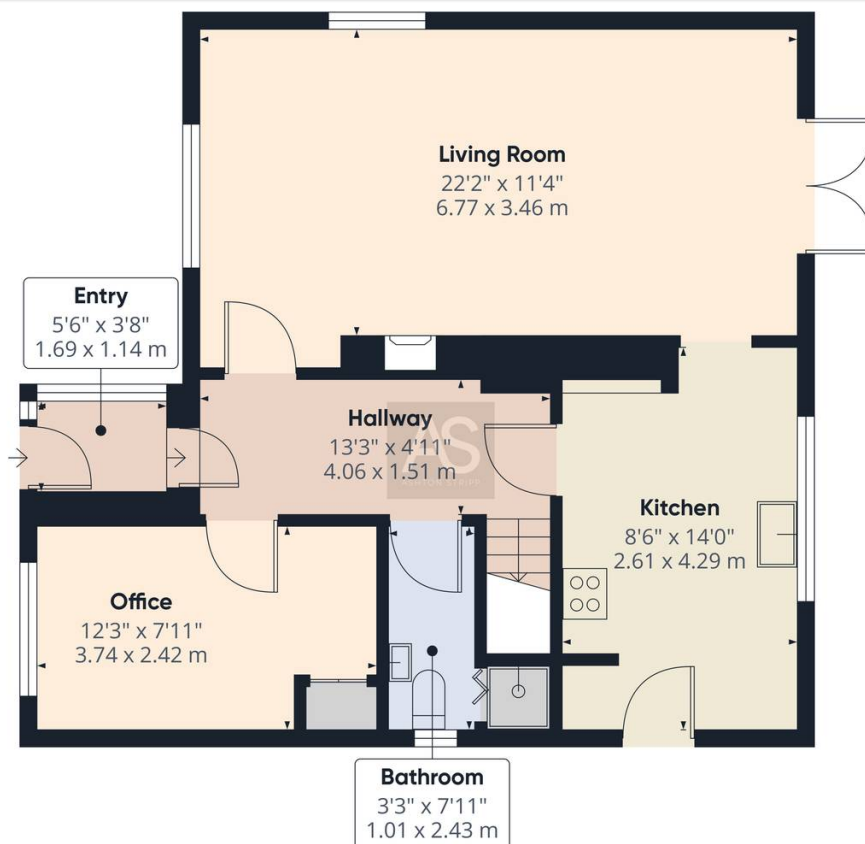
Reduced headroom
124 ft²
11.5 m²

(1) Excluding balconies and terraces

Reduced headroom
..... Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE 360



Floor 0



Approximate total area⁽¹⁾
621 ft²
57.6 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE 360