

Uckfield 01825 703000
Crowborough 01892 489000
Heathfield 01435 511800

Peter Oliver



Rother View, Robertsbridge, TN32 5PF

- ▼ Linked Detached House
- ▼ Three Bedrooms
- ▼ Character Features
- ▼ Large Rear Garden
- ▼ Driveway
- ▼ Sought After Location



EPC RATING

Current:  Potential:
EPC Awaited

£375,000



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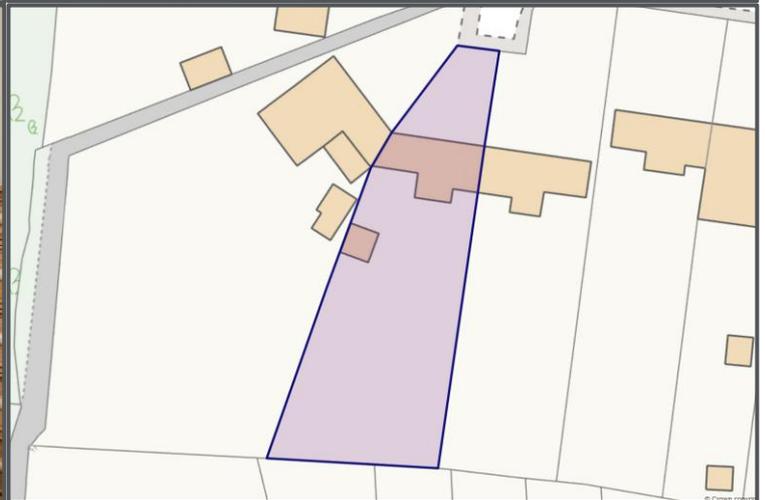
Tucked away in a quiet cul-de-sac, this attractive link-detached home offers well-balanced accommodation, character features and wonderful views over open fields, along with exciting potential to extend and enhance subject to the necessary planning permissions. The ground floor is thoughtfully arranged around a welcoming entrance hall. The standout feature is the impressive lounge diner, a superb open-plan living space perfect for both relaxing and entertaining. A gorgeous log burner provides a cosy focal point, adding warmth and character, while windows to the rear enjoy delightful views across the garden and open countryside beyond. The kitchen provides ample preparation and storage space and leads through to a large utility room and ground floor WC, ideal for busy family life. The generous utility room offers excellent additional storage and workspace, with plenty of room for laundry appliances and further cupboards, helping to keep the main kitchen area clutter free. The current layout presents excellent scope for modernisation or reconfiguration, with potential to create a larger kitchen dining family space if desired, subject to planning. Upstairs, the property offers three well proportioned bedrooms. The principal bedroom is a comfortable double room with a pleasant outlook and space for wardrobes and additional bedroom furniture. The second bedroom is another generous room, suitable as a double or spacious guest bedroom, while the third bedroom is ideal for a child's room, nursery or home office. The bedrooms are served by a family shower room, fitted with a modern suite and designed for convenience. Externally, the property benefits from a driveway to the front providing off road parking for multiple vehicles. To the rear is a large and private garden, perfect for families and outdoor entertaining, backing onto open fields and enjoying a peaceful semi rural feel. This is a wonderful opportunity to acquire a characterful home in a sought after and quiet setting, with countryside views, generous outside space and excellent potential to extend and improve subject to the necessary planning permissions.

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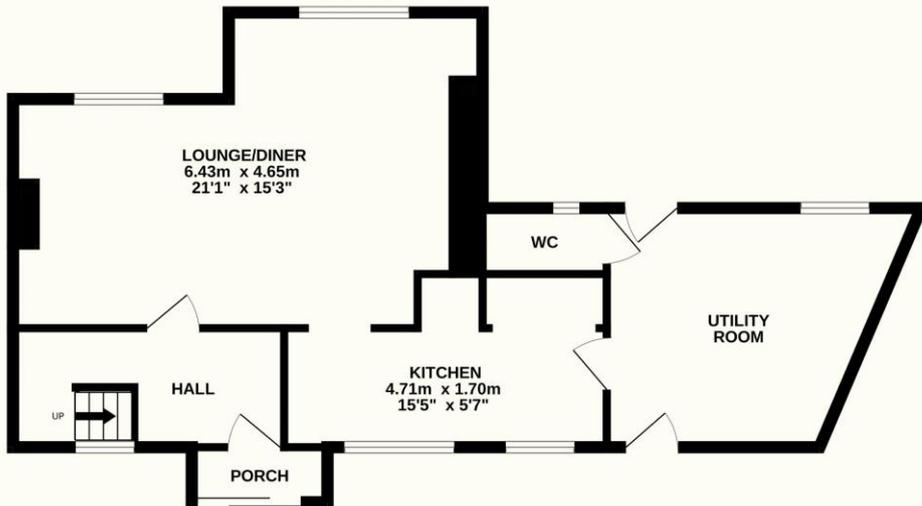
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The Property
Ombudsman

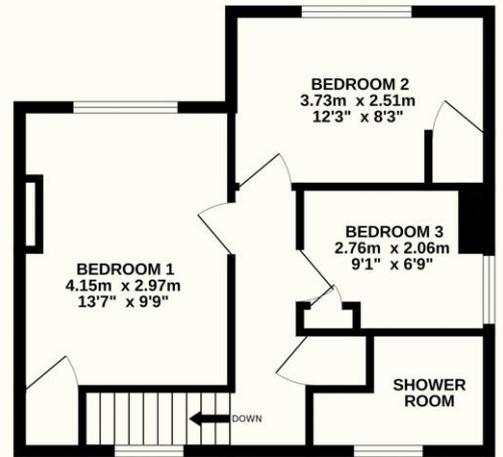
The Property
Ombudsman
LETTINGS



GROUND FLOOR
61.4 sq.m. (661 sq.ft.) approx.



1ST FLOOR
40.0 sq.m. (431 sq.ft.) approx.



TOTAL FLOOR AREA : 101.5 sq.m. (1092 sq.ft.) approx.

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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TENURE: FREEHOLD

COUNCIL TAX BAND: C

MAINTENANCE/SERVICE CHARGE: N/A

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info@peteroliverhomes.co.uk

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