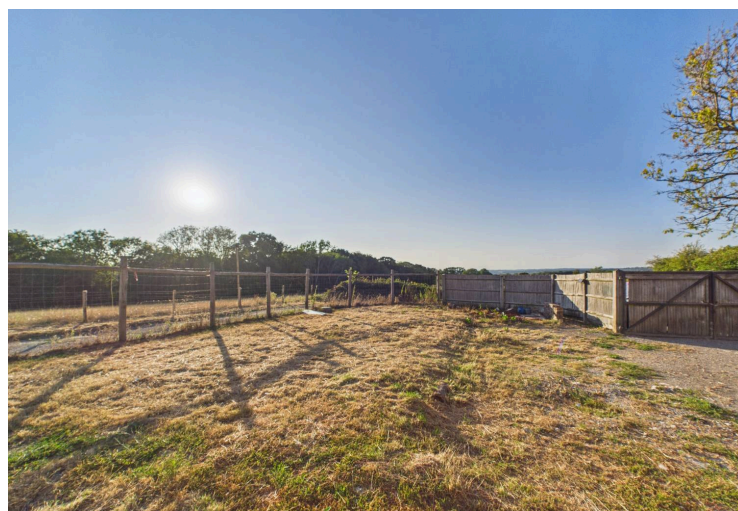
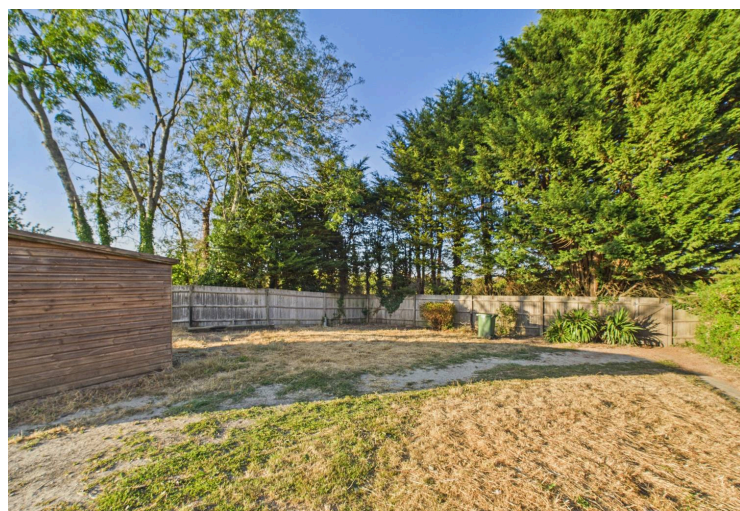




7 Barrack Cottages Johns Cross Road, Robertsbridge

£285,000 Freehold

A three-bedroom semi-detached cottage in Johns Cross, Robertsbridge, requiring modernisation and offering excellent potential. Featuring a good-sized kitchen, living/dining room, boot room, large garden, gated entrance, ample parking and garden shed.



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Situated in the **Johns Cross area of Robertsbridge**, this **three-bedroom semi-detached cottage** offers generous accommodation, a large garden and ample off-road parking. The property is in need of **modernisation and improvement**, presenting an excellent opportunity for buyers looking to create a home to their own style and specification.

On entering the property from the front, you step into the **living room and dining area**. This is a generous space, currently separated by a partition wall to define the two areas. There is scope to rethink the layout and create a more open-plan arrangement if desired, subject to any necessary consents.

From here, you move through to the **good-sized kitchen**, which provides a functional space with plenty of potential to update and redesign.

Located at the **rear of the property is the useful boot room**, providing a practical space for coats, shoes and outdoor wear, with convenient access to the garden.

Stairs rise to the **first floor**, where there are **three bedrooms** together with the **family bathroom**.

The property would benefit from a **programme of updating and refurbishment throughout**, making it particularly appealing to purchasers looking for a project and the opportunity to add value.

Outside is a **large garden**, offering plenty of space for gardening, entertaining and family use, together with a **shed** providing useful additional storage. The property is approached through **gates** and benefits from **plenty of off-road parking**.

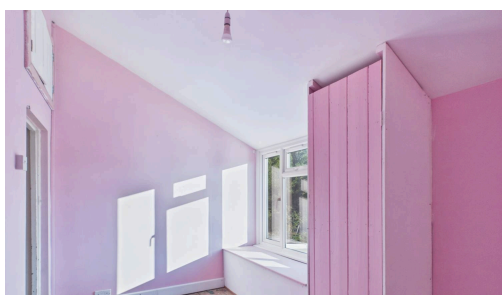
Located in **Johns Cross, Robertsbridge**, the cottage combines a practical three-bedroom layout with excellent outside space, **wonderful countryside views** and considerable potential. Offered **chain free**, this is an exciting opportunity for those looking for a property they can improve and make their own.

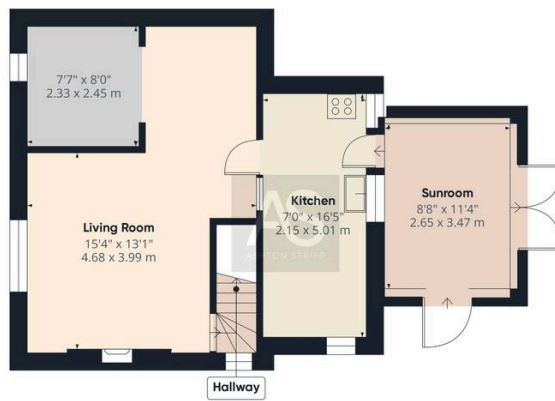


- Chain free
- Grade 2 listed
- Amazing views
- Three-Bedroom Semi-Detached Cottage
- Gated Entrance & Ample Off-Road Parking
- Excellent Potential to Improve
- Amazing Countryside Views
- Large Garden



Johns Cross is a convenient rural location close to Robertsbridge, offering easy access to local amenities, schools and transport links. Robertsbridge provides a good range of everyday shops and services, together with a mainline railway station offering connections towards Londo





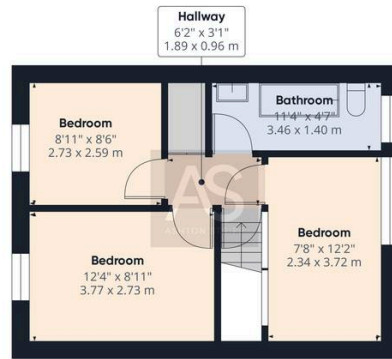
Floor 0

Approximate total area⁽¹⁾
924 ft²
85.9 m²

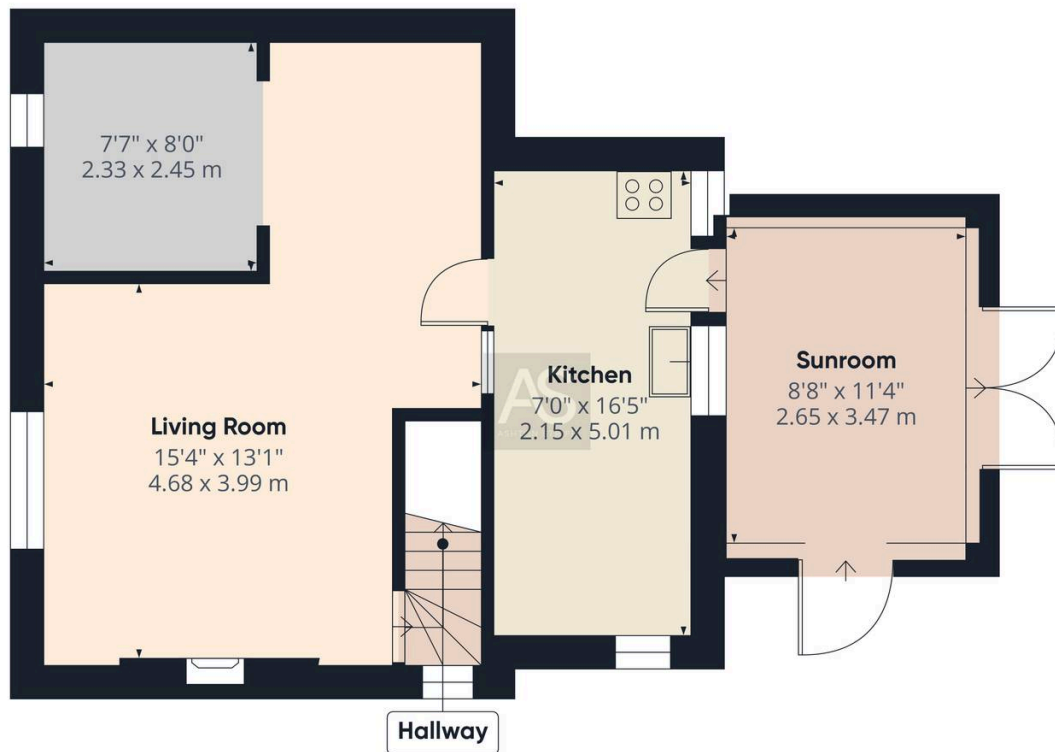
(1) Excluding balconies and terraces

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

GIRAFFE 360



Floor 1



Floor 0

Approximate total area⁽¹⁾
549 ft²
51 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