

Uckfield 01825 703000
Crowborough 01892 489000
Heathfield 01435 511800

Peter Oliver



Battle Road, Robertsbridge, TN32 5JA

- 3 Bed End Of Terrace Cottage
- Garage & Parking
- Large Plot Of Land
- In Need Of Modernisation
- Gorgeous Setting
- No Onward Chain



EPC RATING

Current:  Potential:
EPC Awaited

£475k - £500k



Battle Road, Brightling, TN32 5JA

A charming three-bedroom Grade 2 listed end of terrace character cottage, occupying a substantial plot in a truly picturesque setting & has full permission for a ground floor extension. Full of character and potential, this attractive home offers plenty of opportunity to make it your own, presenting an exciting opportunity for buyers looking to create a bespoke countryside residence. The versatile accommodation is arranged over multiple levels and includes on the ground floor entrance porch which leads into the kitchen/diner with plenty of worktop and cupboard space, with access to a spacious lounge, and small sun room. There is also a versatile ground floor bedroom and separate WC. Upstairs, there are two further well-proportioned bedrooms and a bathroom with shower. In addition, the property benefits from a loft/storage area which is in the process of being converted. There is full planning permission granted to extend the ground floor – planning can be found on the Rother Planning Portal website with this reference number: RR/2021/2517/P Externally, the property enjoys a generous plot of just under half an acrea with ample outside space, offering excellent scope for landscaping, or simply enjoying the idyllic surroundings. There is also a large detached garage and useful extensive outbuildings/store rooms. Situated in a peaceful and scenic location, this delightful cottage combines rural charm with huge potential, making it ideal for families or those seeking a character home to personalise. Early viewing is highly recommended.

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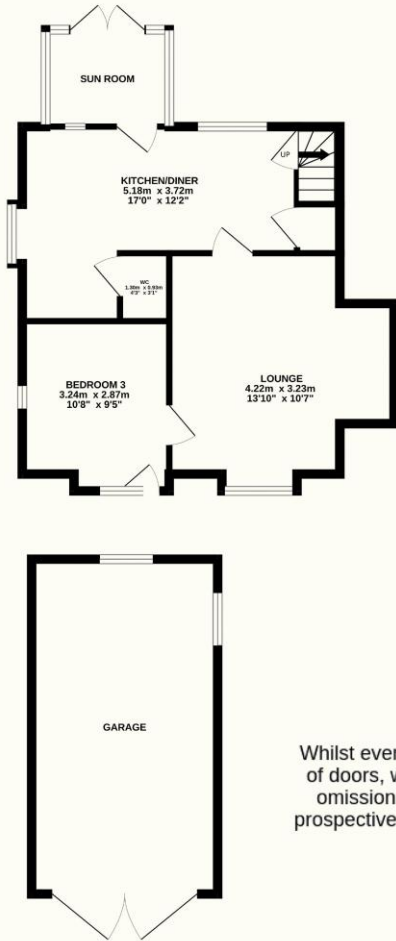
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The Property
Ombudsman

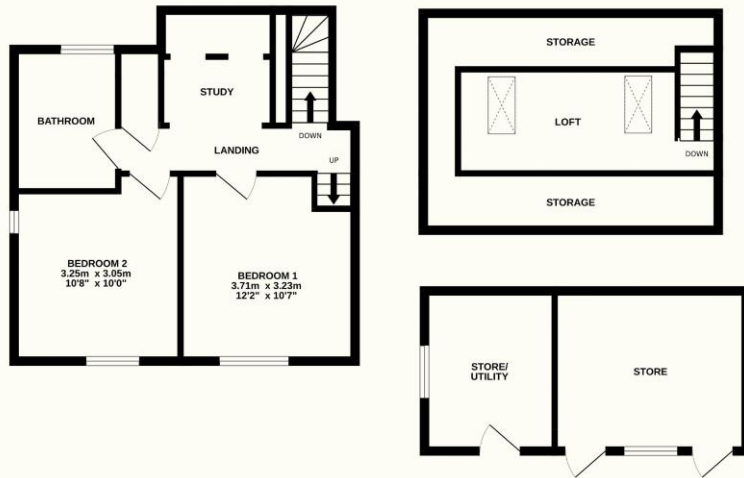
The Property
Ombudsman
LETTINGS



GROUND FLOOR
47.8 sq.m. (515 sq.ft.) approx.



1ST FLOOR
40.2 sq.m. (432 sq.ft.) approx.



TOTAL FLOOR AREA : 152.3 sq.m. (1639 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: D

MAINTENANCE/SERVICE CHARGE: N/A

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