



## 2 Warehouse Cottages Station Road, Robertsbridge

£280,000 Freehold

GUIDE PRICE £280,000 – £290,000- Two/three-bedroom home set over three floors with a sun-trap garden and gated parking within the plot. Features include a characterful kitchen, built-in storage, and original details. Conveniently located close to local schools and the village train station.



01424 772954  
[info@ashtonstripp.co.uk](mailto:info@ashtonstripp.co.uk)  
 33 High Street,  
 Battle,  
 TN33 0EH



A gravel path leads to the front porch, providing sheltered entry into the house. Inside, the hallway offers a useful storage cupboard with a wooden door. The wood-effect laminate flooring continues into the front living room, which features a timber-panelled wall, an exposed beam, and a double-glazed window looking out to the front.

From the living room, a doorway leads into the kitchen. This space has a stone-tiled floor, grey wall and base units, black laminate worktops, and space for an under-counter washing machine, fridge and freezer. A built-in electric oven and hob, chrome sink with matching tap, under-stairs storage, and touches of exposed brickwork and a black ceiling beam add a sense of character.

At the rear of the kitchen, a small hallway connects to the downstairs bathroom. The grey floor tiles continue through, and the bathroom is fully tiled with a shower over the bath, traditional-style toilet, and a white basin set into a green vanity unit. A chrome towel rail and sliding door complete the space.

On the first floor is the main bedroom — a good-sized double with new grey carpet and a large built-in cupboard, which also houses the hot water tank. The room overlooks the front of the property.

The top floor has two further bedrooms. One is a front-facing double with new grey carpet. The third overlooks the garden and features wood-effect laminate flooring, a timber-panelled wall, and a wooden door. All rooms are double glazed and benefit from central heating.

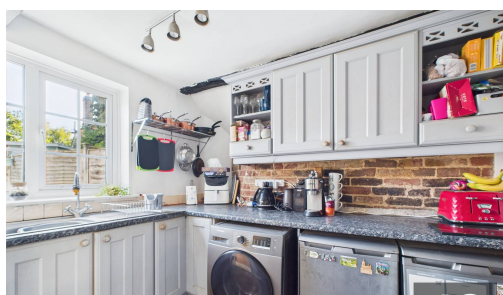
The staircase itself is finished with a grey carpet runner bordered by white-painted treads and a black beam, creating a subtle visual feature.

To the rear, a door from the kitchen leads out to a sandstone patio and a lawned garden. A large shed sits in one corner, and new fencing encloses the space. A gated parking area is incorporated within the garden itself, with double gates providing vehicle access. The garden enjoys good natural light and offers a practical, private outdoor space.

Situated in Robertsbridge, a well-connected village in East Sussex, known for its historic charm and strong community feel. Set within the High Weald Area of Outstanding Natural Beauty, it offers a mix of countryside living and convenience, with local shops, pubs, and a popular primary school all within easy reach. The village train station provides regular direct services to London Charing Cross and Hastings, making it a practical choice for commuters. Surrounded by scenic walking routes and just a short drive from larger towns like Battle and Tunbridge Wells, Robertsbridge strikes a balance between rural setting and everyday accessibility.



- Three-bedroom layout across three floors, offering flexibility for families or home working
- Characterful living room with wood-effect flooring, exposed beam, and timber-panelled feature wall
- Kitchen with grey units, black worktops, and exposed brickwork, accessed directly from the living room
- Main bedroom with built-in cupboard housing hot water tank and new grey carpet
- Staircase with grey carpet runner, painted white treads, and black beam detail
- Fully enclosed rear garden with sandstone patio, lawn, and large shed
- Gas central heating and double glazing throughout the property
- Gated off-street parking space, accessed via double gates
- Convenient location close to Robertsbridge station, local schools, and village amenities





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