



The Mumbles Brightling Road, Robertsbridge

£450,000 Freehold

CHAIN FREE - Beautifully presented and spacious home with a vaulted living room and working gas fireplace, modern kitchen/diner with lantern roof and garden access, three double bedrooms, multiple bathrooms, private sun-trap garden, parking and great access to the London mainline.



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You enter the home through a welcoming porch with a tiled floor, providing a practical space for coats and shoes before stepping inside.

The porch opens into a stunning, large living room with oak engineered flooring that immediately sets a warm and inviting tone. A gas fireplace sits within a striking brick feature wall, becoming a real focal point of the room. The vaulted ceiling, complete with exposed beams and a characterful round window, adds height and charm, while the staircase descends directly into the living space, enhancing the open and architectural feel of the room.

From here, the space flows seamlessly into the kitchen and dining area, creating an ideal layout for modern family living and entertaining. The kitchen features a tiled floor, white gloss wall and base units with chrome handles, wooden worktops, and a white brick-effect tiled splashback. Integrated appliances include an eye-level oven and grill, a five-ring gas hob, and a stainless steel sink. The kitchen opens into the dining area, which benefits from oak engineered flooring, a contemporary radiator, and a large lantern roof that floods the space with natural light. Expansive grey sliding doors open directly onto the garden, making this a fantastic entertaining space with an effortless indoor-outdoor connection.

Off the kitchen is a downstairs WC that has been converted into a fully tiled wet room, finished in elegant white marble-effect wall tiles and a durable vinyl floor. An electric shower is fitted, making this a versatile and practical addition. Beyond this is a useful utility area housing the boiler, with space for a washing machine and an additional fridge freezer. A door from the utility provides direct access to the rear garden.

The staircase rises with a cream carpet and white-painted wooden balustrades, leading to the first floor. The landing gives access to the principal bedroom at the front of the property, a generous double room with its own en-suite. To the rear is a further double bedroom. Also on this floor is the family bathroom, fitted with a white suite and a shower over the bath, finished with white wall tiles accented by a blue patterned trim, blue tiled flooring, and chrome fittings.

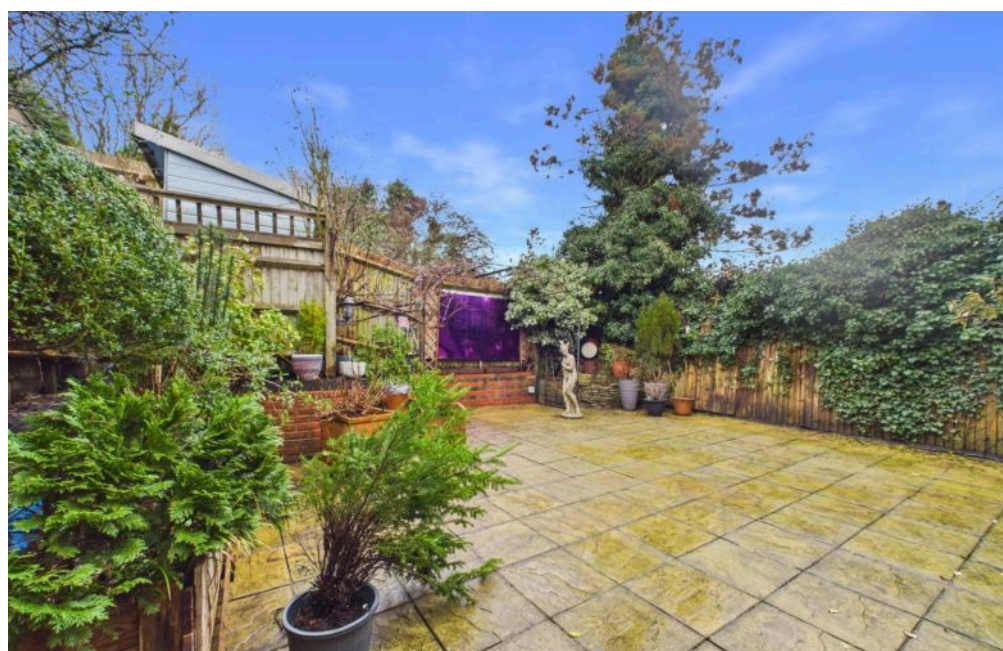
The top floor offers another spacious double bedroom positioned at the front of the house, with the cream carpet continuing throughout. This level also features a modern shower room with blue tiled flooring that flows through into a walk-in wardrobe area. The walk-in shower has a bifold glass door and is fully tiled in soft cream tiles, complemented by a white basin and WC, chrome fittings, and recessed spotlights.

Outside, the front of the property benefits from a tarmac driveway providing parking for one to two cars, mature planted beds, and side access to the rear.

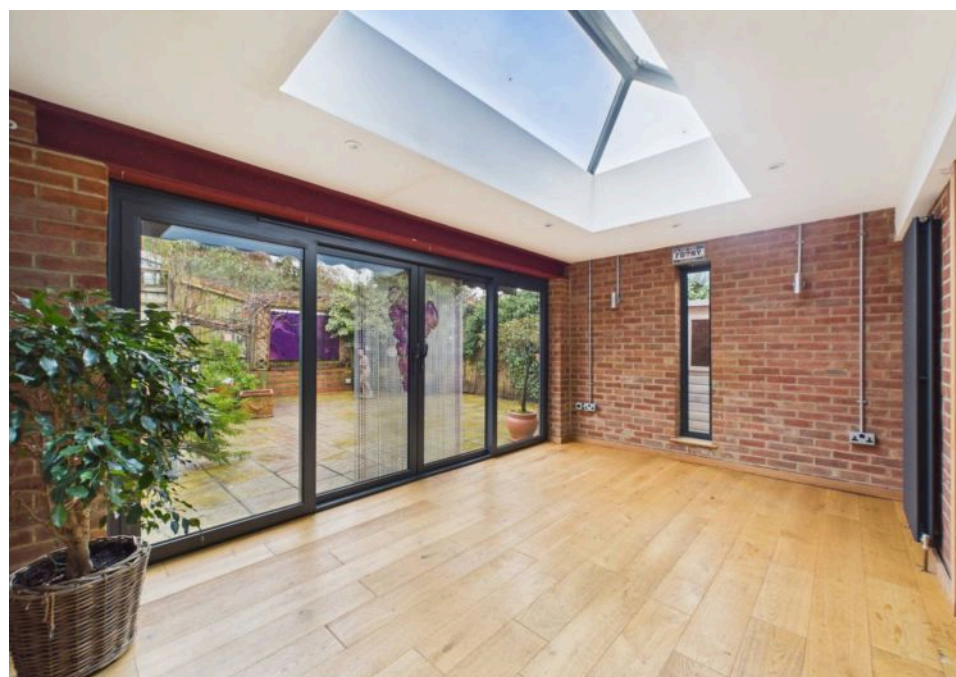
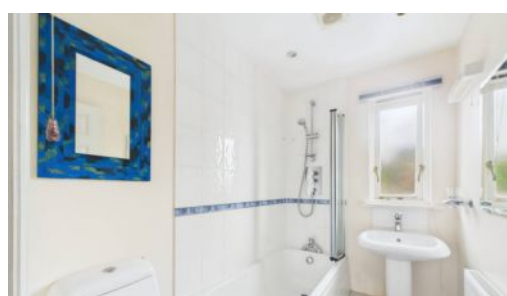
The rear garden is fully finished with a sandstone patio, offering a stylish and low-maintenance outdoor space, with a brick-walled flower bed running along the left-hand side and across the back. Private and secluded, this sun-trap garden offers an ideal space for outdoor dining, relaxing, and entertaining.



- CHAIN FREE
- Deceptively spacious family home
- Stunning vaulted living room with beams
- Modern kitchen/diner with lantern roof
- Excellent access to the London mainline at Robertsbridge
- Off-road parking and side access
- Working gas fireplace with feature brick wall
- Private, secluded sun-trap rear garden
- Oak engineered flooring to main living areas
- Open-plan flow ideal for entertaining



Robertsbridge is a sought-after East Sussex village known for its strong sense of community and welcoming village feel. It offers a range of local amenities including shops, cafés, primary and secondary schools and a mainline railway station with direct services to London, all set within beautiful countryside with easy access to Battle, Hastings and the A21.





Floor 0



Floor 1



Floor 2



Approximate total area⁽¹⁾
1186 ft²
110.2 m²

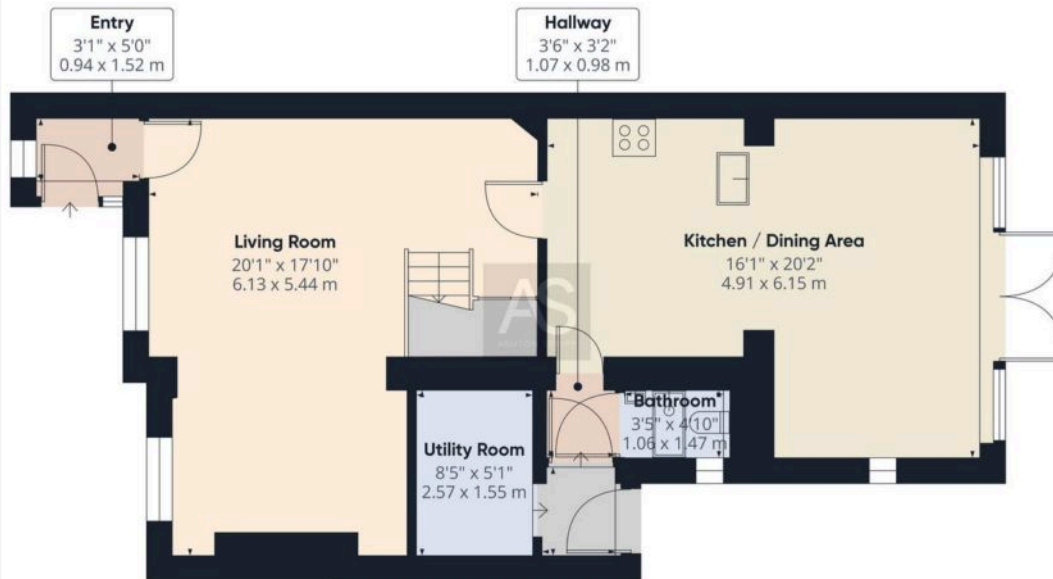
Reduced headroom
17 ft²
1.6 m²

(1) Excluding balconies and terraces

Reduced headroom
Below 5 R/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⁾
683 ft²
63.5 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