

1 Field View Bishops Lane, Robertsbridge

£165,000 Leasehold

First-floor 1-bed flat in the centre of Robertsbridge with village and field views, parking, and communal garden. Good-sized rooms, fitted kitchen, and electric heating. Walking distance to shops and station with direct rail links to London.



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Located in the centre of **Robertsbridge**, this first-floor one-bedroom flat offers a practical layout, pleasant views, and the convenience of on-site parking — all within walking distance of the high street and mainline station.

Stairs lead up to the flat, where you enter into a **good-sized living/dining room** with a window overlooking the front. The room is finished with a cream carpet and chrome light and socket fittings, offering a neutral, low-maintenance space.

The **kitchen sits at the rear**, with white wall and base units, laminate worktops, terracotta tiled flooring, and a stainless steel sink. There's space for a washing machine, an electric oven and hob, and a useful storage cupboard. The window looks out over the shared garden.

The **double bedroom** includes built-in storage and a window with **open views across the village and nearby fields**. The bathroom is fully tiled in cream, with a vinyl floor, pedestal sink, and a bath with shower over.

The flat has **double glazing throughout, electric heating, and chrome fittings in each room**.

Outside, there's a **communal garden** to the rear and **allocated parking for one car**.

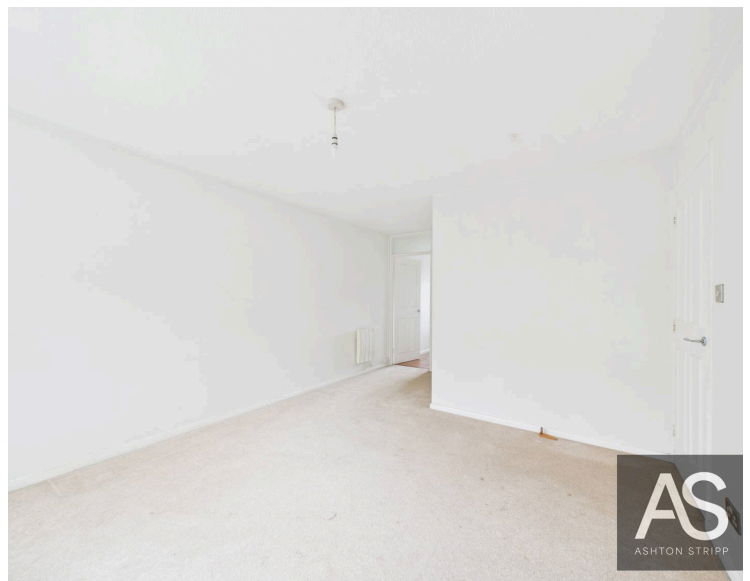
Robertsbridge is a well-connected and friendly East Sussex village, known for its welcoming community, historic charm, and easy access to the countryside. The high street includes a small selection of independent shops, a bakery, pubs, a post office, and other everyday essentials — all within easy reach of the property.

The village has a strong local community with a primary school, regular events, and sports clubs. For commuters, **Robertsbridge station** offers direct rail services to **London Charing Cross** in around **1 hour 15 minutes**, and the nearby A21 provides straightforward road access to Tunbridge Wells and the south coast.

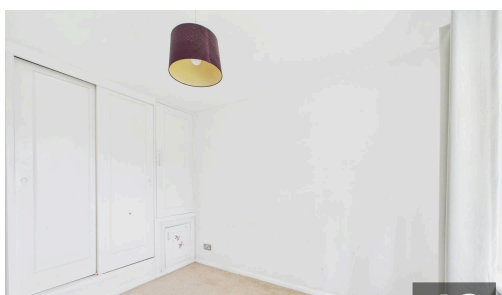
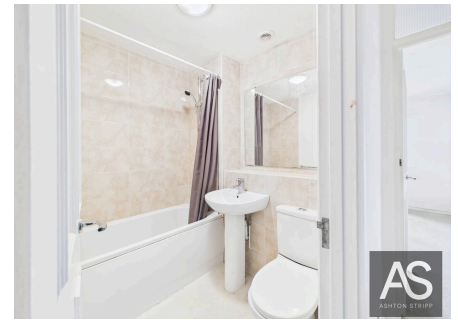
Surrounded by scenic walks and green space, it's a location that offers a quieter pace of life while remaining well connected.

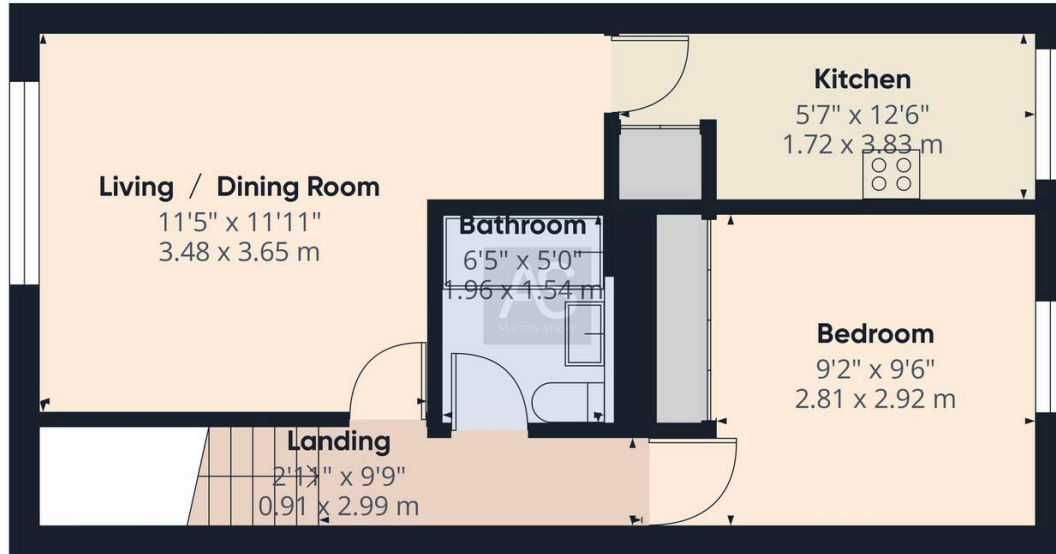
Lease Details:

- **Lease term:** 999 years from 1979
- **Ground rent:** £100 per annum
- **Service charge:** £1,000 per annum
- **Buildings insurance:** £300 per annum



- First-floor one-bedroom flat in the centre of Robertsbridge
- Bright living/dining room with front-facing window
- Fitted kitchen with white units, terracotta tiled floor, and rear garden views
- Double bedroom with built-in storage and countryside outlook
- Bathroom with full-height cream tiling and shower over bath
- Double glazed windows and electric heating throughout
- Chrome light and socket fittings in all rooms
- Communal rear garden for residents' use
- Allocated parking space for one car
- Short walk to Robertsbridge station with direct trains to London





Approximate total area⁽¹⁾
405 ft²
37.6 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.

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