



# 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.



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

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**.

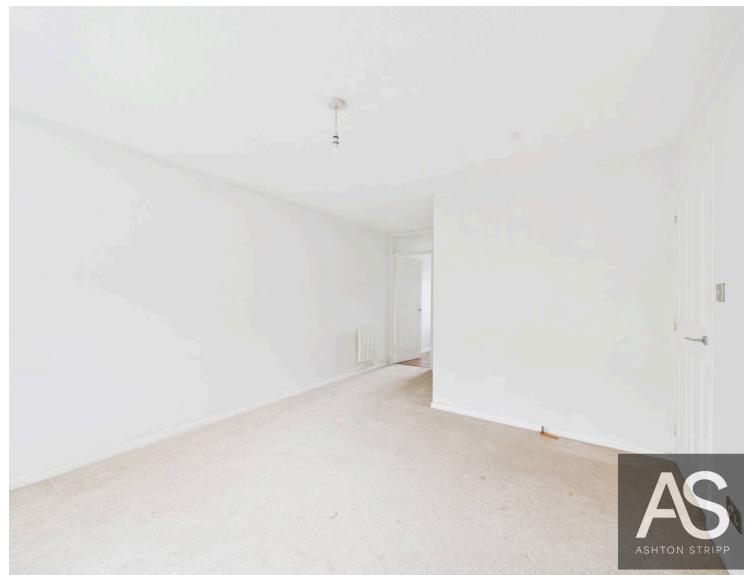
Robertsbridge is a well-connected and friendly East Sussex village, known for its welcoming community, historic charm, and easy access to the countryside. The high street includes a small selection of independent shops, a bakery, pubs, a post office, and other everyday essentials — all within easy reach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

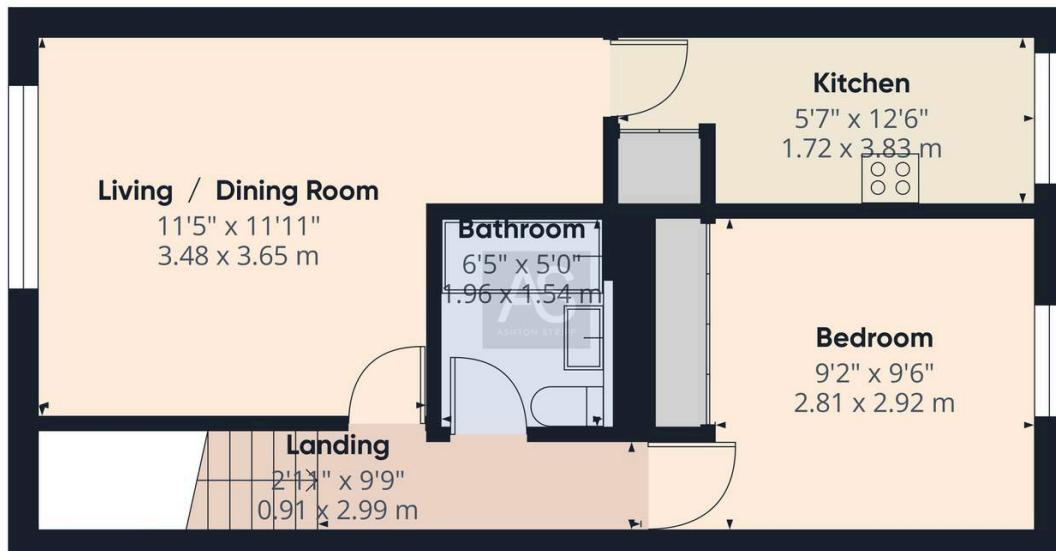
#### Lease Details:

- **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<sup>(1)</sup>405 ft<sup>2</sup>  
37.6 m<sup>2</sup><sup>(1)</sup> 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.

GIRAFFE360

You can include any text here. The text can be modified upon generating your brochure.