



31 Fair Lane, Robertsbridge

£275,000 Freehold

Guide Price £275,000 – £300,000. Character cottage in the heart of Robertsbridge, blending original features with thoughtful updates. Exposed beams, brick flooring and an inglenook fireplace with log burner complement a newly fitted kitchen, utility room, two bedrooms, and a private paved courtyard garden.



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Guide Price £275,000 – £300,000. Stepping through the front door, you're welcomed into a characterful living room where exposed brick flooring, original beams and a large inglenook fireplace immediately set the tone. The fireplace, complete with a log-burning stove, creates a natural focal point, while a useful storage cupboard sits neatly to one side. It's a room that feels both inviting and full of personality, offering the perfect space to relax at the end of the day.

Beyond the sitting room, the kitchen combines traditional styling with practical modern updates. Recently fitted with sage green units, a brand-new IKEA kitchen and oven, it features a white ceramic Butler-style sink with chrome tap, wood-effect worktops and painted timber splashbacks. Exposed brick walls and tiled flooring add further character, while there is ample space for a dining table, creating a sociable setting for everyday meals and entertaining alike. A useful pantry cupboard provides additional storage, helping to keep the kitchen organised and clutter-free.

To the rear of the kitchen, a useful utility area is arranged in two sections. The first provides access out to the courtyard garden, while a further enclosed area offers additional worktop space, a stainless-steel sink, shelving and room for laundry appliances, helping to keep the main living spaces clutter-free.

Upstairs, newly fitted carpets continue throughout the landing and bedrooms, with exposed cream-painted beams adding warmth and character. The principal bedroom overlooks the front of the property and benefits from two built-in wardrobe cupboards, one of which houses the boiler. A second double bedroom sits to the rear, enjoying a peaceful outlook and retaining attractive exposed beams along one wall.

The bathroom is fitted with a roll-top bath with shower over, complemented by grey wall tiling, a contemporary square basin set within a white gloss vanity unit, WC and chrome heated towel rail. Grey wood-effect flooring completes the room, creating a clean and timeless finish.

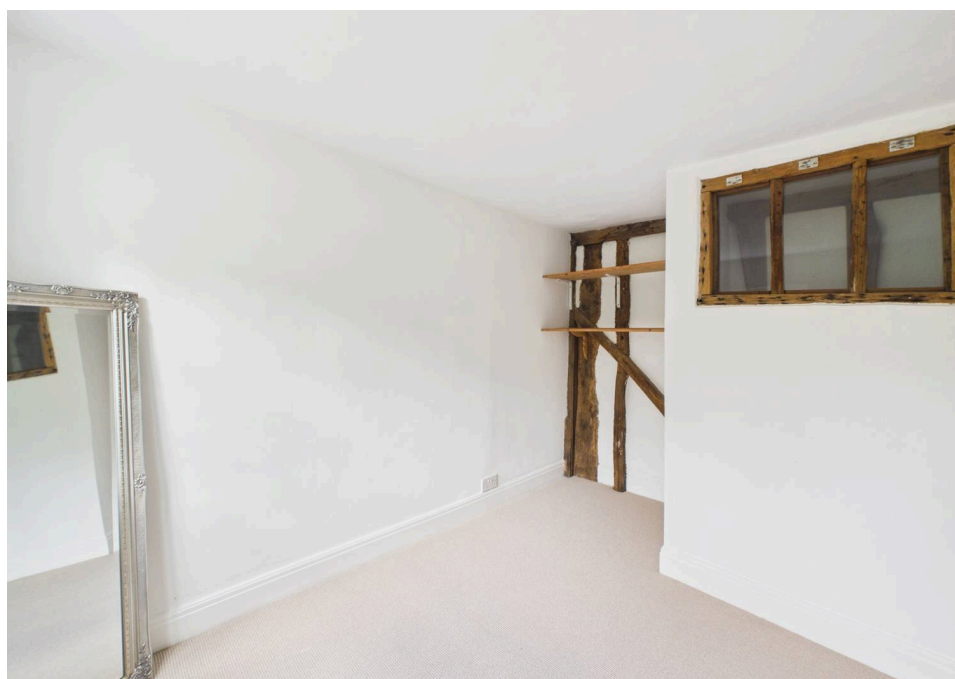
Outside, the enclosed courtyard garden has been paved for ease of maintenance, providing a private spot for morning coffee, outdoor dining or simply enjoying a quiet moment in the fresh air.



- Character cottage in the heart of Robertsbridge
- Living room with exposed brick flooring and original beams
- Large inglenook fireplace with log-burning stove
- Newly fitted IKEA kitchen with sage green cabinetry
- Pantry cupboard providing useful additional storage
- Dining space within the kitchen
- Separate utility area arranged over two sections
- Two well-proportioned bedrooms with exposed beams
- Bathroom featuring a roll-top bath with shower over
- Private, low-maintenance paved courtyard garden

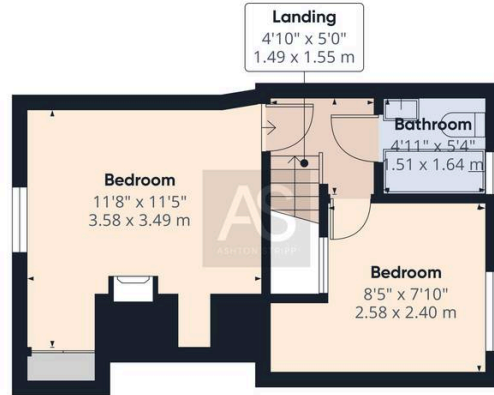


Robertsbridge is a thriving East Sussex village with a strong sense of community, offering a range of independent shops, cafés, pubs and everyday amenities. The village benefits from a mainline station with direct services to London Charing Cross, making it popular with commuters, while the surrounding High Weald countryside provides excellent walking and cycling routes. Well-regarded local schools, sports clubs and village events all contribute to the area's enduring appeal.





Floor 0



Floor 1



Approximate total area⁽¹⁾

618 ft²
57.5 m²

Reduced headroom

6 ft²
0.6 m²

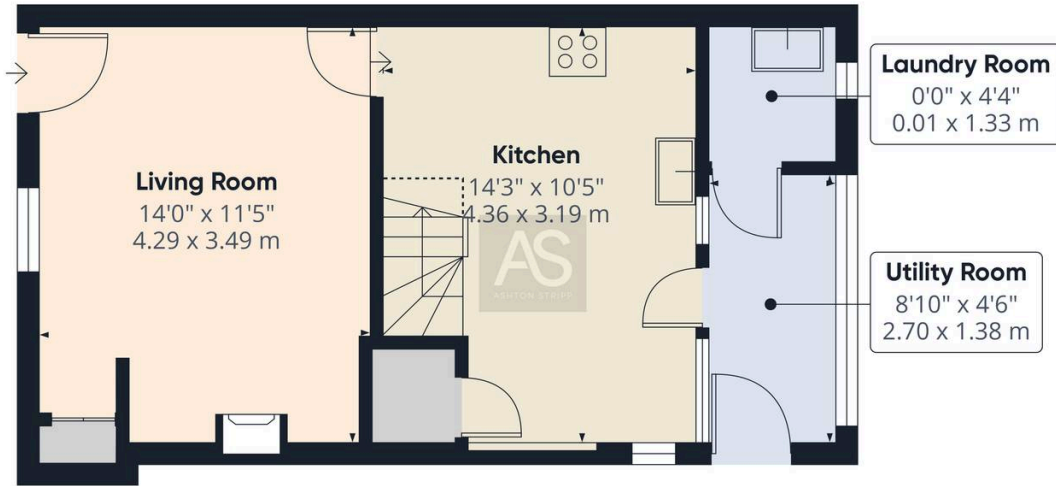
(1) Excluding balconies and terraces

Reduced headroom

Below 5 ft/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⁾

368 ft²
34.2 m²

Reduced headroom

6 ft²
0.6 m²

(1) Excluding balconies and terraces

Reduced headroom

Below 5 ft/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