

**RUSH
WITT &
WILSON**



**85 Mill Rise, Robertsbridge, East Sussex TN32 5EG
£299,950**

Located in the heart of this highly sought after village is this delightful mid terrace property. The well maintained accommodation comprises to the ground floor an 'L' shape sitting/dining room which enjoys a dual aspect, kitchen and conservatory. To the first floor there are two bedrooms, a bathroom and en-suite shower room. Outside there is a low maintenance rear garden and allocated parking for two vehicles.

The convenient location is sure to be a draw to this property, as its within in walking distance of the mainline station serving London Charing Cross and the coast, and both the village primary and secondary school.

*****Offered to the market with no onward chain*****

Property approached via pathway leading to:-

Covered Entrance

With exterior lighting and outside store cupboard and wooden glazed door leading into:-

Sitting/Dining Room

14'48 x 12'43 extending to 22'14 and reducing to 6 (4.27m x 3.66m extending to 6.71m and reducing to 1)

Forming an 'L' shape and enjoying a dual aspect with double glazed window to the front and double glazed sliding doors with aspect over the rear garden via the conservatory, ceiling lighting, under stairs storage and three radiators.

Kitchen

7'41 x 9'74 to the max (2.13m x 2.74m to the max)

Fitted with a matching range of wall and base mounted units with work surface over, stainless steel sink with mixer tap and drainer, integral oven and four ring electric hob, space for fridge/freezer and washing machine, cupboard housing the wall mounted gas fired

boiler, ceiling lighting and double glazed window to rear aspect.

Conservatory

7'07 x 7'58 (2.31m x 2.13m)

With an outlook over the rear garden and double glazed doors with garden access

First Floor

Carpeted stairs leading to:-

Landing

With ceiling lighting, airing cupboard housing immersion tank and loft hatch access.

Bedroom One

8'61 x 11'83 (2.44m x 3.35m)

Double glazed window to front aspect, ceiling lighting, built-in wardrobe and radiator.

En-suite Shower Room

Fitted with a low level w.c, pedestal wash hand basin with hot and cold taps, shower cubicle with electric shower, ceiling lighting, shaving point, radiator and double glazed obscured window to front aspect.

Bedroom Two

8'06 x 10'68 to the max (2.59m x 3.05m to the max)

Double glazed window to rear aspect, ceiling lighting and radiator.

Bathroom

5'90 x 6'17 (1.52m x 1.83m)

Fitted with a low level w.c, pedestal wash hand basin with hot and cold taps, panelled bath with mixer tap and shower attachment, part tiled walls, shaving point, radiator and double glazed window to rear aspect.

Outside

Rear Garden

The delightful low maintenance garden has rose and shrub planted borders and is fence enclosed and principally arranged to mixed gravel with stepping stones leading to a decked seating area and a further paved area with space for a timber shed.

Parking

There are two allocated parking spaces, located just opposite the property.

Agents Notes

None of the services or appliances mentioned in these sale particulars have been tested.

It should also be noted that measurements quoted are given for guidance only and are approximate and should not be relied upon for any other purpose.

Council Tax Band C

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	



