

**RUSH  
WITT &  
WILSON**



**8 Northbridge Street, Robertsbridge, East Sussex TN32 5NY**  
**£350,000**



**Situated on the picturesque Northbridge Street in Robertsbridge, this charming red brick Victorian terrace house is a true gem waiting to be discovered. Built in 1897, this property exudes character and history while seamlessly blending modern comforts for a truly efficient home.**

**As you step inside, you are greeted by two inviting reception rooms, a sitting room featuring a small wood-burning stove for those cosy evenings, a dining room with a convenient walk-in pantry and a kitchen.**

**The accommodation spans three floors, offering three bedrooms and a bathroom, perfect for a growing family or those in need of extra space.**

**With the master bedroom enjoying superb rural views to the rear. The period details such as double glazed sash windows add a touch of elegance to the property, while the addition of modern insulation and solar panels ensures energy efficiency.**

**Outside, a charming cottage garden overlooks a tranquil mill stream, providing a peaceful retreat right at your doorstep. Conveniently located within walking distance of the High Street and mainline train service, you'll have easy access to a variety of shops, restaurants, a doctors surgery and other amenities. Along with a primary and secondary schools for families with children.**

**Experience the best of both worlds with this property - modern convenience in a country setting, offering doorstep access to rural walks and the beauty of Robertsbridge.**



The property is approached with a bespoke fitted front door with glazed panel leading into:

**Sitting Room**

9'4 x 11'7 (2.84m x 3.53m)  
Double glazed wooden sash windows to front, fireplace with wood burning stove, hearth, open shelving to the alcoves, radiator, built-in cupboard housing consumer unit and electric meter, wood flooring and doorway leading into:

**Inner Hallway**

(Staircase rising to 1st floor) door leading to:

**Dining Room**

9'4 x 11'9 (2.84m x 3.58m)  
Double glazed wooden sash window to rear, wood flooring, radiator, understairs storage cupboard, ample space for large family dining table, walk-in pantry cupboard with open shelving, light, power and housing the gas meter.

Doorway and steps leading down to:

**Kitchen**

5'9 x 5'7 (1.75m x 1.70m)  
Double glazed wooden sash window to rear aspect, tiled floor, work surface with single bowl sink unit with side drainer and mixer tap, space for fridge, washing machine and freestanding gas oven, open shelf above the door, recently installed gas fired boiler, bespoke fitted door with garden access.

**First Floor**

**Landing**

Split level landing with exposed floorboards, lighting and inset open shelving, (Staircase rising to 2nd floor)

**Bedroom Two**

9'2 x 11'7 (2.79m x 3.53m)  
Double glazed wooden sash window to front aspect, exposed floorboards, high level built-in cupboard, built in wardrobe, radiator.

**Bedroom Three**

9'4 x 4'9 extending to 6'4 into alcove (2.84m x 1.45m extending to 1.93m into alcove)  
Double glazed wooden sash window to rear enjoying an aspect over the garden and countryside beyond, exposed floorboards, alcove open shelving, built-in wardrobe, radiator.

From the landing steps lead down into:

**Bathroom**

6' x 5'8 (1.83m x 1.73m)  
Double glazed opaque sash window, low level wc, pedestal wash basin, panel enclosed bath with shower set above and glass shower screen, part tiled walls, chrome heated towel rail, extractor fan.

**Second Floor**

Landing with further open shelving and a cupboard housing inverter for solar panels.

**Bedroom One**

11'7 x 14' reducing to 7'9 (3.53m x 4.27m reducing to 2.36m)  
Enjoys a double aspect via a large Velux window to the rear with a delightful outlook over the garden, across the mill stream onto open countryside and a further skylight window to the front with a lovely view over rooftops along Northbridge Street to the old mill, both windows flooding this room with natural light, open shelving, radiator.

**Outside**

**Rear Garden**

The charming cottage garden backs onto the mill stream, with a pretty seating area where a stepping stone pathway leads through flower and herb planted beds to a further vine covered pergola seating area. The path continues out onto the garden that is extensively stocked with mature flowers and shrubs including climbing roses, espalier apple, pear trees and a damson, leading to the bottom of the garden where there is a more secluded seating area enjoying an outlook onto the mill stream.

**Garage En-Bloc**

Mid block garage with up and over door. Owned on an additional title, to be included in the sale of the property.

**Agents Note**

The vendor has advised that the sitting room and dining room have solid oak flooring and are insulated. The property also has cavity walls and insulation. The modern loft conversion has been carried out to modern standards. Further benefits include solar panels.

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.

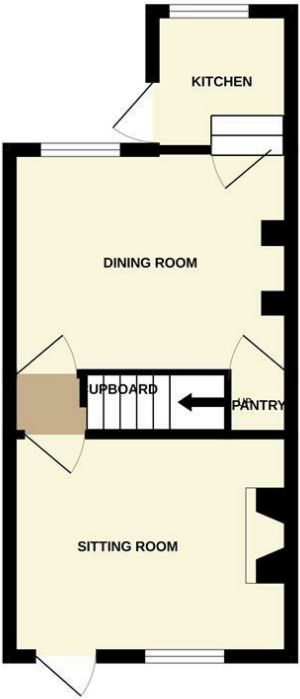
Council Tax Band - C



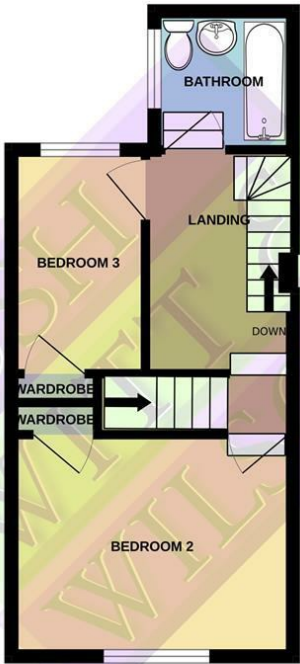




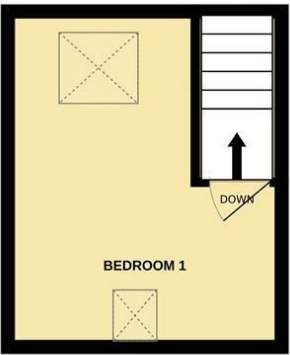
GROUND FLOOR  
272 sq.ft. (25.3 sq.m.) approx.



1ST FLOOR  
279 sq.ft. (25.9 sq.m.) approx.



2ND FLOOR  
159 sq.ft. (14.8 sq.m.) approx.



TOTAL FLOOR AREA : 709 sq.ft. (65.9 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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Energy Efficiency Rating			Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) A			(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales		EU Directive 2002/91/EC	England & Wales		EU Directive 2002/91/EC





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