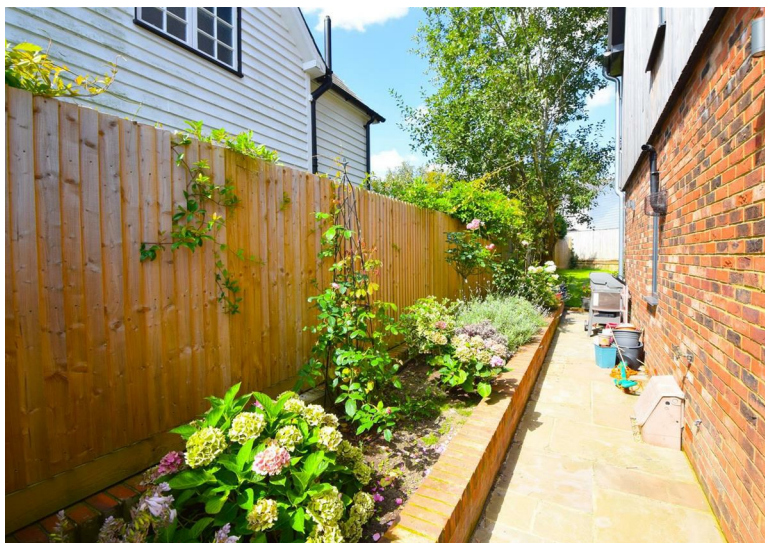


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**Alva Cottage Cripps Corner Road, Robertsbridge, East Sussex TN32 5QS
£450,000 Freehold**

****CHAIN FREE**** Positioned in a wonderfully rural setting between the popular villages of Sedlescombe and Staplecross, this attractive three-bedroom semi-detached home enjoys countryside surroundings while remaining conveniently close to the renowned village of Hawkhurst and the historic market town of Battle, with its bustling high street, mainline station and well-regarded schooling. Built in 2022 and offering modern, energy-efficient living, the property combines part timber cladding with traditional brick elevations, creating a charming yet contemporary appearance that sits comfortably within its semi-rural surroundings. Internally, the accommodation is arranged across three floors and offers a bright and airy feel throughout. The ground floor features a welcoming entrance hall with cloakroom, leading into an impressive open-plan kitchen, lounge and dining space — perfectly designed for modern living and entertaining. Sliding doors open directly onto the enclosed rear garden, which enjoys a paved patio area ideal for outdoor dining, a lawned section, and side access leading to the driveway. The first floor provides two well-proportioned double bedrooms, with one benefitting from a walk-in wardrobe or dressing area, along with a versatile additional room that could serve as a nursery, study or home office. Occupying the top floor is the impressive principal bedroom suite, complete with ensuite shower room, useful eaves storage and roof windows. From the front-facing rooms, there are delightful far-reaching views across the surrounding countryside. Externally, the property benefits from off-road parking for two to three vehicles, along with gated side access to the rear garden. Offering modern living in a desirable rural yet well-connected location, this beautifully presented home would make an ideal purchase for a variety of buyers seeking countryside surroundings without compromising on accessibility.

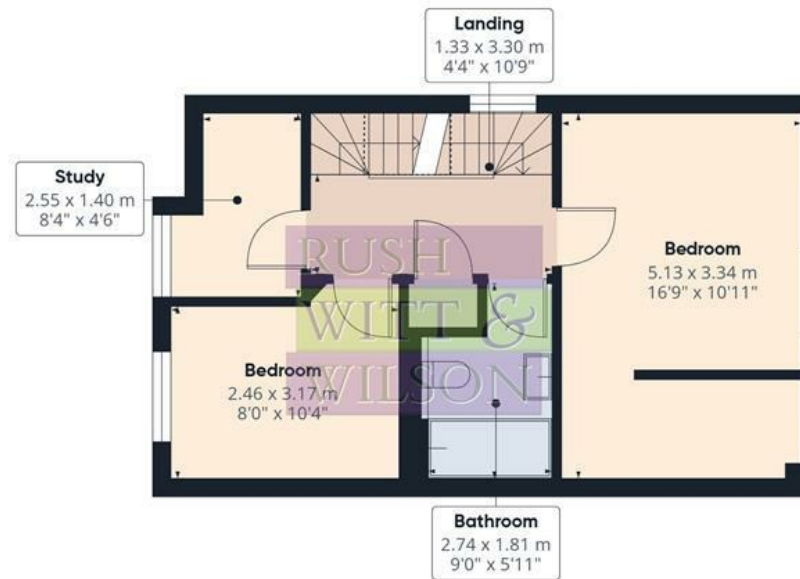








Floor 0



Floor 1



Floor 2

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Approximate total area⁽¹⁾

111.3 m²

1197 ft²

Reduced headroom

1.6 m²

17 ft²

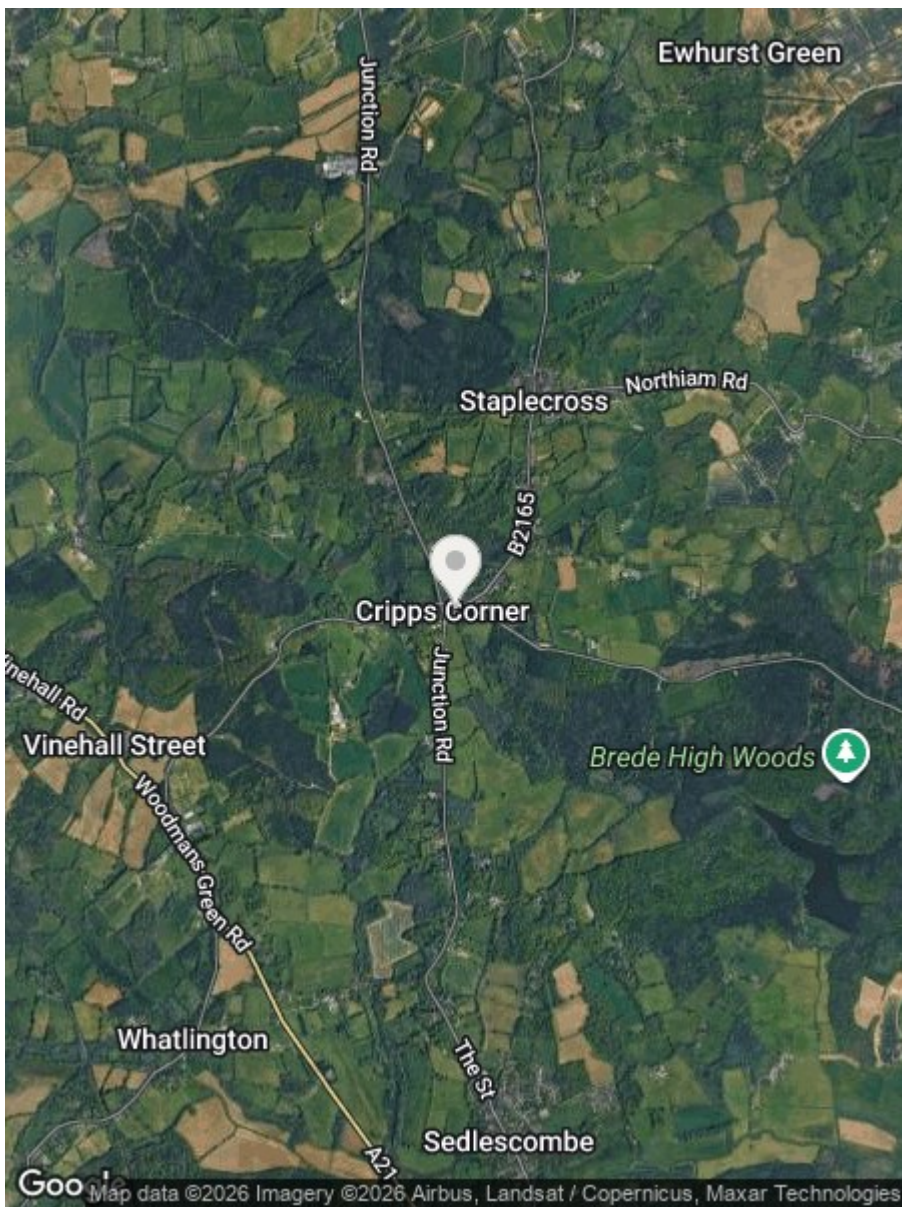
(1) Excluding balconies and terraces

Reduced headroom

..... Below 1.5 m/5 ft

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		94
(81-91) B	85	
(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

Council Tax Band - D

Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.

Important Notice:

1. Particulars: These particulars are not an offer or contract, nor part of one. You should not rely on statements by Rush, Witt & Wilson in the particulars or by word of mouth or in writing ("information") as being factually accurate about the property, its condition or its value. Neither Rush, Witt & Wilson nor any joint agent has any authority to make any representations about the property, and accordingly any information given is entirely without responsibility on the part of the agents, seller(s) or lessor(s).
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