





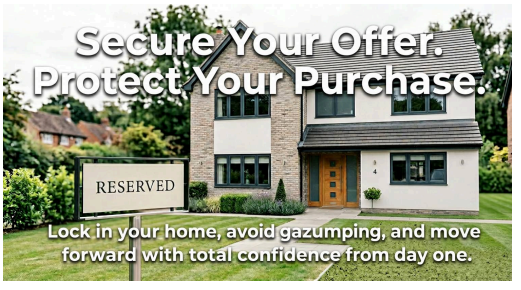
38 Mill Rise, Robertsbridge

£475,000 Freehold

GUIDE PRICE £475,000 – £500,000 A spacious four-bedroom detached home in central Robertsbridge, featuring a living room with open fire, kitchen/dining conservatory, separate snug, utility room and garage. The main bedroom benefits from an en-suite, with a flat rear garden and driveway parking..

ASHTON STRIPP

01424 772954
info@ashtonstripp.co.uk
33 High Street,
Battle,
TN33 0EH



THE PROPERTY

A four-bedroom detached house on Mill Rise, in a central location in Robertsbridge. The ground floor has a living room with an open fire, a kitchen opening to a conservatory dining room, a snug, a utility room and a garage. Upstairs, the main bedroom has an en-suite.

INSIDE

The front door opens into an open hallway, with black tile-effect laminate flooring running through. The stairs come off from the right of the hallway, next to the WC / Cloakroom - with under-stairs storage. To the left is the living room. The living room is large, with wood-effect laminate flooring, a window to the front and an open fire with a stone surround. Further along is the kitchen, with tile-effect flooring, wood-effect wall and base units and laminate worktops. There is plenty of storage and work space. It has a stainless steel one-and-a-half bowl sink, a four-ring gas hob with a double oven below, and space for an American-style fridge freezer and a dishwasher. A breakfast bar sits between the kitchen and the conservatory dining room. The conservatory has the same flooring, double doors out to the garden and a door through to the utility room. The utility has cream wall and base units, a wood-effect laminate worktop, a stainless steel sink and space for a washing machine and tumble dryer. It houses the boiler and has doors to the back garden and the garage. Off the kitchen to the left is a room currently used as a snug. It overlooks the garden, has wood-effect flooring and a door outside, and could suit other uses. Upstairs, carpet runs up the stairs and through the open landing, where there is an airing cupboard. At the back are a double bedroom with built-in wardrobes overlooking the garden, and a single bedroom. The family bathroom has a white bath with a shower over and glass screen, a white basin and WC unit with storage, chrome taps and a towel rail. The floor is grey wood-effect tile, with part-tiled white walls and a mosaic border.

At the front is a double bedroom with a built-in cupboard. The main bedroom is also at the front, with a mirrored wardrobe. Its en-suite has a walk-in electric shower, a white WC and a basin with storage below, tile-effect flooring and part-tiled white walls with mosaic trim.

OUTSIDE

At the back, a patio sits outside the rear doors and leads onto a flat lawn. There is a further seating area at the bottom of the garden, which is fence-lined with some mature plants.

The garage has power and light, an up-and-over door and access from the utility room. At the front, a tarmac driveway provides parking, alongside a lawn and a tree.

IMPORTANT NOTICE

These details are a general guide and do not form part of any offer or contract. Measurements, areas and distances are approximate, and any figure marked (tbv) is to be verified. We have not tested services, appliances or systems and cannot confirm their condition. Photographs and floorplans are for illustration only. Buyers should confirm all details, including tenure, with their own solicitor and surveyor before committing to buy.





- Four bedrooms, en-suite to the main bedroom
- Living room with open fire and stone surround
- Kitchen opening to conservatory dining room
- Breakfast bar and space for American fridge freezer
- Separate snug overlooking the garden
- Utility room and downstairs WC
- Garage with power and light
- Flat rear lawn, patio and driveway parking
- Virtual tour, 4D floorplan and video tour available
- Available with a Reservation Agreement







Mill Rise is ideally situated in the heart of the sought-after village of Robertsbridge, close to local shops, cafés and everyday amenities. The area offers a choice of well-regarded schools, including Salehurst Church of England Primary School and Robertsbridge Community College. The village railway station provides direct links to London, while the surrounding East Sussex countryside offers excellent opportunities for walking and outdoor pursuits.







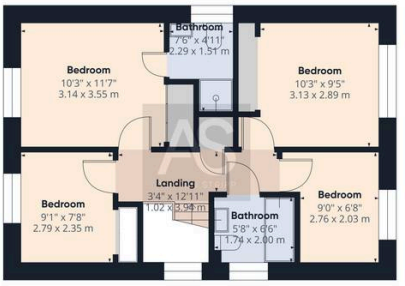


Floor 0

Approximate total area(1)

1383 ft²

128.3 m²



(1) 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

Floor 1



Floor 0

Approximate total area(1)

871 ft²

80.9 m²

(1) 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