



# MOLONEY & PARTNERS



1 CORNHILL

ROBERTSBRIDGE

## 1 CORNHILL STATION ROAD, ROBERTSBRIDGE, EAST SUSSEX TN32 5DE

CHAIN FREE - A ONE BEDROOM, GROUND FLOOR FLAT WITH A NEW 125 YEAR LEASE COMPRISING RECEPTION/DINING ROOM, KITCHEN, BATHROOM AND ALLOCATED PARKING LOCATED IN THE HEART OF THE ANCIENT VILLAGE OF ROBERTSBRIDGE BEING TUCKED AWAY OFF THE HIGH STREET, A SHORT DISTANCE FROM THE MAINLINE STATION.

ACCOMMODATION LIST: ENTRANCE PORCH, RECEPTION/DINING ROOM, KITCHEN, DOUBLE BEDROOM, BATHROOM. PARKING SPACE.



Double glazed door to:

**ENTRANCE PORCH:** 1.30m x 0.91m (4' 3" x 3' 0") Window to the front. Coir mat. Wooden door to:

**RECEPTION/DINING ROOM:** 4.42m x 4.14m (14' 6" x 13' 7") Large window to front. Wood laminate flooring. Two electric wall heaters. Wall light points. Door to:

**KITCHEN:** 2.21m x 2.01m (7' 3" x 6' 7") Window to front. Fitted with a range of wood effect base and wall unit with laminate worktop over, inset with 1 1/2 bowl, single drainer, sink unit with mixer tap over. Space for fridge/freezer. Electric single oven, 4 ring hob with extractor over. Inset ceiling lights. Tiled floor.

**BEDROOM:** 4.19m x 2.46m (13' 9" x 8' 1") Window to front. Wood laminate flooring. Electric wall heater.

**BATHROOM:** Fitted with a white suite comprising WC, pedestal wash hand basin & paneled bath with Mira shower over. Cupboard housing water tank. Tiled floor, part tiled walls.

PRICE GUIDE **£179,000**



**OUTSIDE:** The property is approached over a private roadway with an allocated parking space to the front of the property.

**SERVICES:** Mains water, electricity and drainage are connected.

**GROUND RENT:** £175.00 p.a

**MAINTENANCE:** 1/3rd share

**FLOOR AREA:** 43m<sup>2</sup> (463 ft<sup>2</sup>) Approx.

**EPC RATING:** F

**COUNCIL TAX BAND:** TBC

**LOCAL AUTHORITY:** Rother District Council

**DIRECTIONS:** Traveling north on the A21, Robertsbridge Bypass, turn left signposted Robertsbridge and proceed down George Hill into the High Street. Turn left into Station Road and then right into Cornhill where the property will be found on the right hand side.

What3Words: ///worked.causes.custodian

**TRANSPORT LINKS:** For the commuter, Battle and Robertsbridge stations provide services via Tonbridge to London Charing Cross, The Motorway network (M25) can be easily accessed at Junction 5 via the A21 (at Sevenoaks).

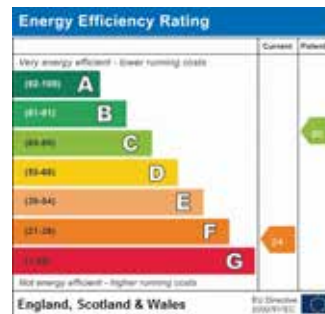
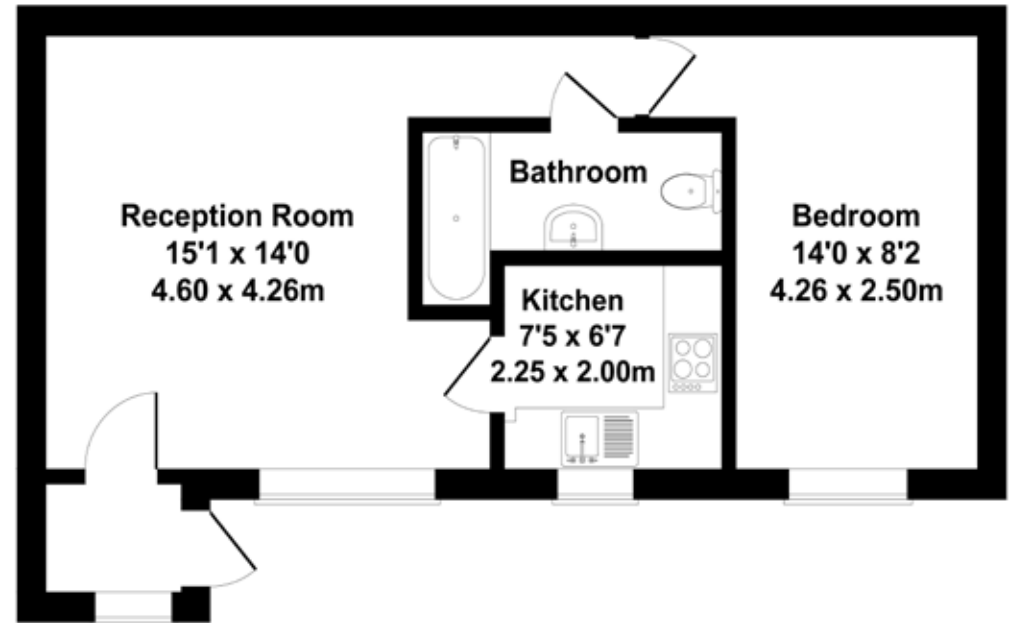
**VIEWING:** All viewings by appointment through our office.



*IMPORTANT NOTICE: Moloney and Partners provides these particulars in good faith for guidance purposes only. The vendors of the property have supplied to us the aforementioned measurements of garden, and/or land sizes. We wish to stress that Moloney and Partners, whilst able to digitally measure land sizes, takes no responsibility for any errors or omissions incurred as a result of this process. We strongly encourage purchasers to satisfy themselves that the particulars contained herein are accurate prior to entering into negotiations and/or incurring any professional costs. Please note that we have not conducted a structural survey of the property nor have we tested any of the heating, drainage, services, fittings or sanitary items in this property.*

# 1 Cornhill

Approximate Gross Internal Area  
463 sq ft - 43 sq m



Not to Scale.  
For Illustrative Purposes Only.

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