



MOLONEY  
COUNTRY PROPERTY



THE BIRCHES ROBERTSBRIDGE

# THE BIRCHES, BELLHURST ROAD, ROBERTSBRIDGE, EAST SUSSEX. TN32 5DS

CHAIN FREE - A 2 BED DETACHED BUNGALOW, IN A TUCKED AWAY LOCATION, CLOSE TO VILLAGE AMENITIES AND MLS, OFFERING EXCELLENT SCOPE TO REFURBISH. SITTING IN GOOD SIZE ALL ROUND GARDENS WITH OFF ROAD PARKING AND DETACHED SINGLE GARAGE, OFFERING VERSATILE ACCOMMODATION. OFCH.

ACCOMMODATION LIST: ENTRANCE HALL, SITTING ROOM, KITCHEN, CONSERVATORY, BEDROOM 2/DINING ROOM, BEDROOM, SHOWER ROOM. DRIVEWAY PROVIDING PARKING FOR SEVERAL VEHICLES, DETACHED BRICK BUILT GARAGE. GARDENS TO THE FRONT, SIDE AND REAR. OIL CENTRAL HEATING.



Step up to obscure UPVC double glazed front door to:

**ENTRANCE HALL:** Laminate floor. Doors to all rooms. Loft hatch.

**SITTING ROOM:** Siding patio door to the front garden. TV Point. Coved ceiling.

**KITCHEN:** Double glazed window to the front. Fitted with range of laminate, wood edged base and wall units with roll edge laminate worktop over, inset with 1 1/2 bowl, single drainer, stainless steel sink unit. Electric cooker point. Wood effect laminate floor. Fluorescent tube lighting. Space for upright fridge freezer. Cupboard housing hot water tank. Shelved storage cupboard. Part obscure glazed wooden door to:

**CONSERVATORY:** Double glazed windows to three sides with door leading out to the driveway at the side. Oil fired boiler.

**BEDROOM TWO/DINING ROOM:** Double glazed window to the rear. Coved ceiling.

**BEDROOM ONE:** Double glazed window to the side. Coved ceiling.

**SHOWER ROOM:** Double glazed window to the rear. Fitted with white suite comprising WC, hand basin and corner shower.

**PRICE GUIDE £ 395,000**



**OUTSIDE:** The property is approached from the road over an extensive part shared drive giving access to a private drive, providing parking for several vehicles and giving access to the detached brick built garage with up and over door to the front. The gardens lay to the front, side and rear of the property and are mainly laid to lawn, with planted borders and hedged and fenced boundaries.

**SERVICES:** Mains water, electricity and drainage are connected. Oil fired central heating.

**FLOOR AREA:** 73 m<sup>2</sup> (786 ft<sup>2</sup>) Approx.

**EPC RATING:** 'TBC'

**COUNCIL TAX BAND:** 'D'

**LOCAL AUTHORITY:** Rother District Council

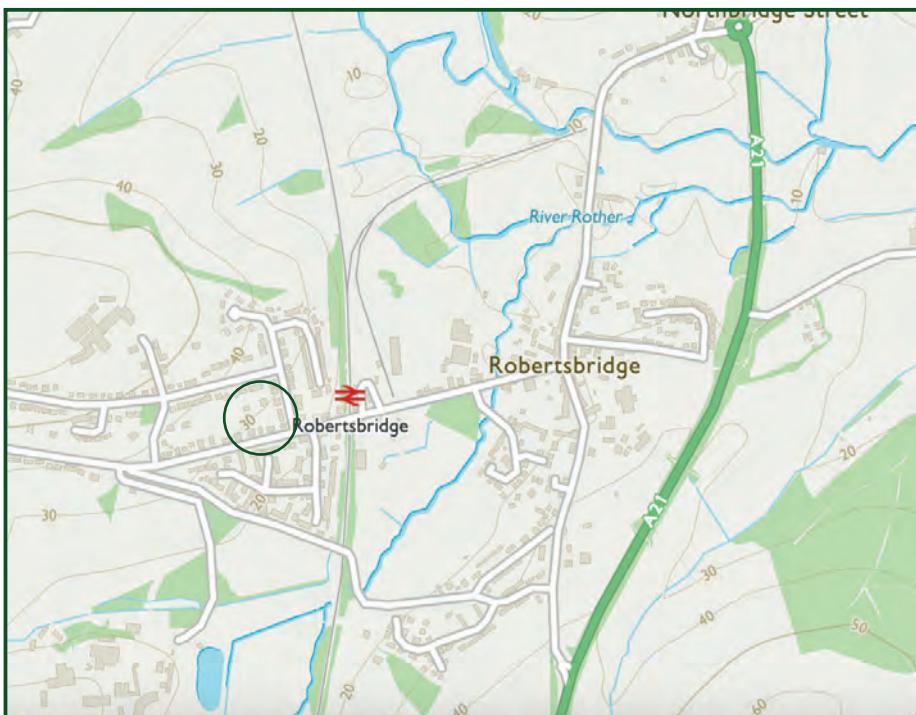
**TENURE:** Freehold

**DIRECTIONS:** Travelling south on the A21, Robertsbridge bypass, turn right onto George Hill. Turn left into Station Road, crossing over the railway line. Take the first right into Bellhurst Road. After a short distance, The Birches will be found at the end of the private driveway on the left.

**WHAT3WORDS:** [///adjuster.dearest.cluster](https://what3words.com/adjuster.dearest.cluster)

**TRANSPORT LINKS:** For the commuter Robertsbridge station 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 only. A member of our team will conduct all viewings.

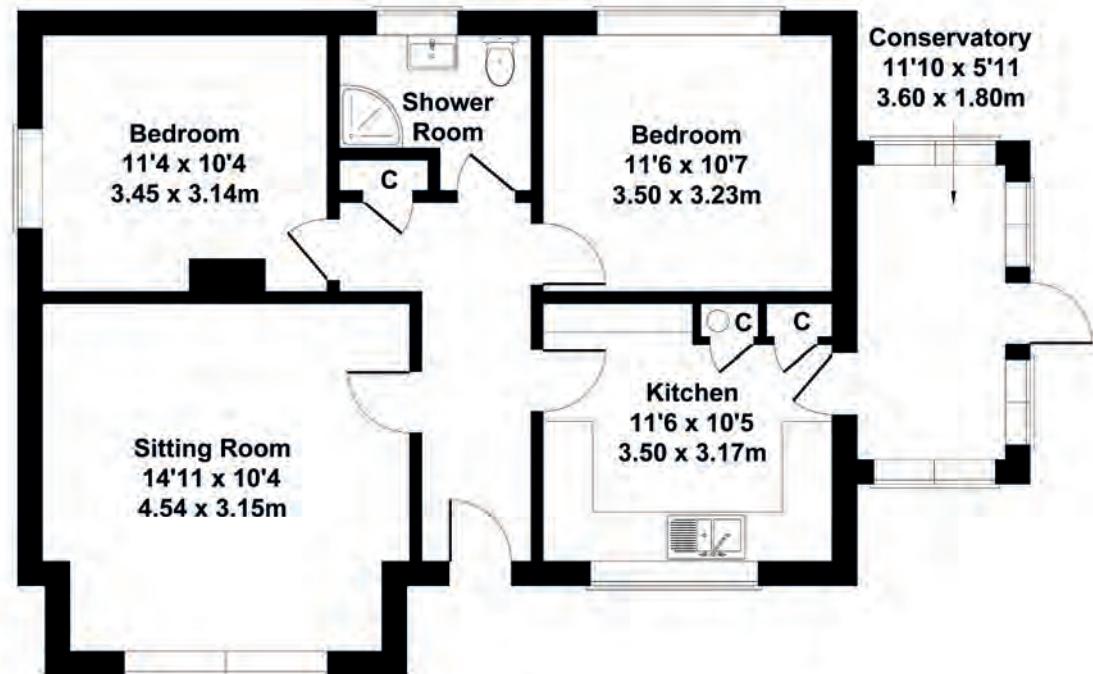


**IMPORTANT NOTICE:** Moloney Country Property provides these particulars in good faith for guidance purposes only. The vendors of the property have supplied to us the aforementioned measurements of garden, and/or land sizes. We wish to stress that Moloney Country Property whilst able to digitally measure 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.

## The Birches

Approximate Gross Internal Area

786 sq ft - 73 sq m



Not to Scale.

For Illustrative Purposes Only.

Image Awaited

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