



## 2 Warehouse Cottages Station Road, Robertsbridge

£290,000 Freehold

Three-bedroom home set over three floors with a sun-trap garden and gated parking within the plot. Features include a characterful kitchen, built-in storage, and original details. Conveniently located close to local schools and the village train station.



01424 772954  
[info@ashtonstripp.co.uk](mailto:info@ashtonstripp.co.uk)  
 33 High Street,  
 Battle,  
 TN33 0EH

A gravel path leads to the front porch, providing sheltered entry into the house. Inside, the hallway offers a useful storage cupboard with a wooden door. The wood-effect laminate flooring continues into the front living room, which features a timber-panelled wall, an exposed beam, and a double-glazed window looking out to the front.

From the living room, a doorway leads into the kitchen. This space has a stone-tiled floor, grey wall and base units, black laminate worktops, and space for an under-counter washing machine, fridge and freezer. A built-in electric oven and hob, chrome sink with matching tap, under-stairs storage, and touches of exposed brickwork and a black ceiling beam add a sense of character.

At the rear of the kitchen, a small hallway connects to the downstairs bathroom. The grey floor tiles continue through, and the bathroom is fully tiled with a shower over the bath, traditional-style toilet, and a white basin set into a green vanity unit. A chrome towel rail and sliding door complete the space.

On the first floor is the main bedroom — a good-sized double with new grey carpet and a large built-in cupboard, which also houses the hot water tank. The room overlooks the front of the property.

The top floor has two further bedrooms. One is a front-facing double with new grey carpet. The third overlooks the garden and features wood-effect laminate flooring, a timber-panelled wall, and a wooden door. All rooms are double glazed and benefit from central heating.

The staircase itself is finished with a grey carpet runner bordered by white-painted treads and a black beam, creating a subtle visual feature.

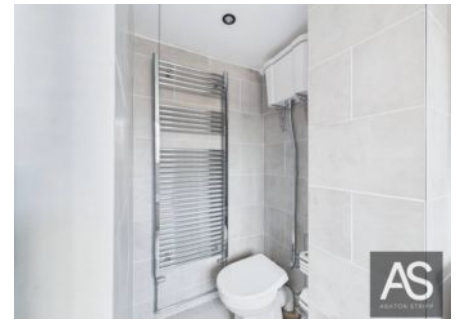
To the rear, a door from the kitchen leads out to a sandstone patio and a lawned garden. A large shed sits in one corner, and new fencing encloses the space. A gated parking area is incorporated within the garden itself, with double gates providing vehicle access. The garden enjoys good natural light and offers a practical, private outdoor space.

Situated in Robertsbridge, a well-connected village in East Sussex, known for its historic charm and strong community feel. Set within the High Weald Area of Outstanding Natural Beauty, it offers a mix of countryside living and convenience, with local shops, pubs, and a popular primary school all within easy reach. The village train station provides regular direct services to London Charing Cross and Hastings, making it a practical choice for commuters. Surrounded by scenic walking routes and just a short drive from larger towns like Battle and Tunbridge Wells, Robertsbridge strikes a balance between rural setting and everyday accessibility.





- Three-bedroom layout across three floors, offering flexibility for families or home working
- Characterful living room with wood-effect flooring, exposed beam, and timber-panelled feature wall
- Kitchen with grey units, black worktops, and exposed brickwork, accessed directly from the living room
- Main bedroom with built-in cupboard housing hot water tank and new grey carpet
- Staircase with grey carpet runner, painted white treads, and black beam detail
- Fully enclosed rear garden with sandstone patio, lawn, and large shed
- Gas central heating and double glazing throughout the property
- Gated off-street parking space, accessed via double gates
- Convenient location close to Robertsbridge station, local schools, and village amenities





Floor 0



Floor 1



Floor 2



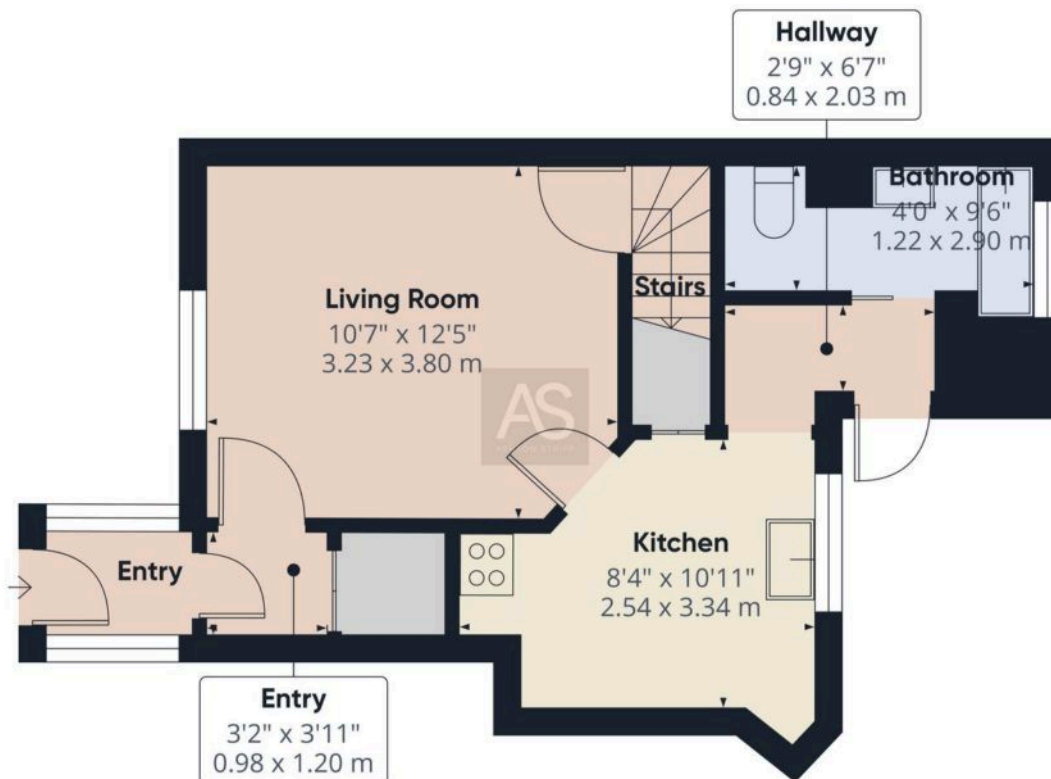
Approximate total area<sup>(1)</sup>  
677 ft<sup>2</sup>  
62.9 m<sup>2</sup>

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

GIRAFFE 360



Floor 0



Approximate total area<sup>(1)</sup>  
328 ft<sup>2</sup>  
30.4 m<sup>2</sup>

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

GIRAFFE 360