

26 Willow Bank, Robertsbridge

£315,000 Freehold

Ideal first-time buyer home close to Robertsbridge. Two bedrooms, bright interiors, garden, parking, and modern kitchen. Peaceful setting with village shops, schools, and rail links nearby.

Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: C



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Step through the **porch** and into a welcoming **living room**, a bright and spacious area with **LVT herringbone flooring** and **double-aspect windows** that fill the room with natural light. It's a comfortable space for relaxing or entertaining, and there's a **useful under-stairs cupboard** providing great storage.

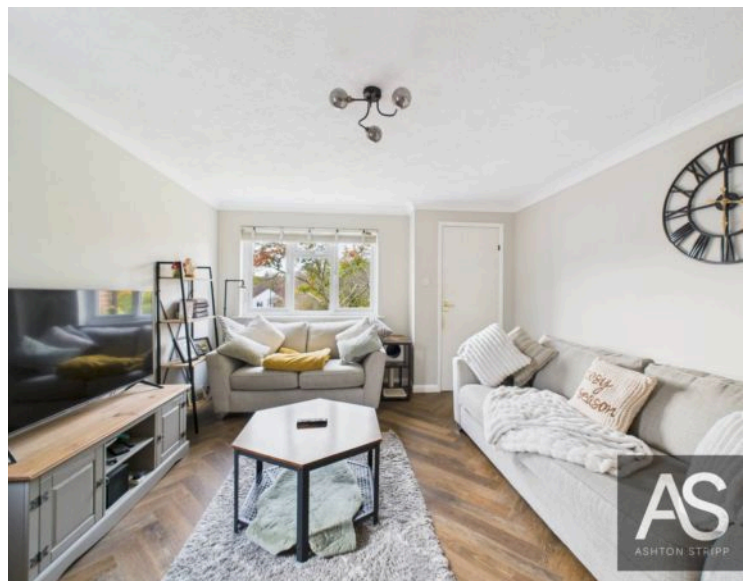
From here, head through to the **modern kitchen and dining area**, fitted with **grey wall and base units**, **wooden worktops**, and **black sink fittings**. There's an **electric hob and oven**, along with space for your **fridge-freezer** and **washing machine**. The **wood-effect laminate flooring** runs throughout, and the **Velux window** and **garden door** make the room feel bright and open. It's a lovely spot for cooking, dining, and socialising.

Upstairs, you'll find **two good-sized double bedrooms**, both with **grey carpets** that continue from the staircase. The **bathroom** is well-presented with a **white suite**, **electric shower over the bath**, **chrome fittings**, and a **heated towel rail**, finished with **spotlights** for a clean, modern look.

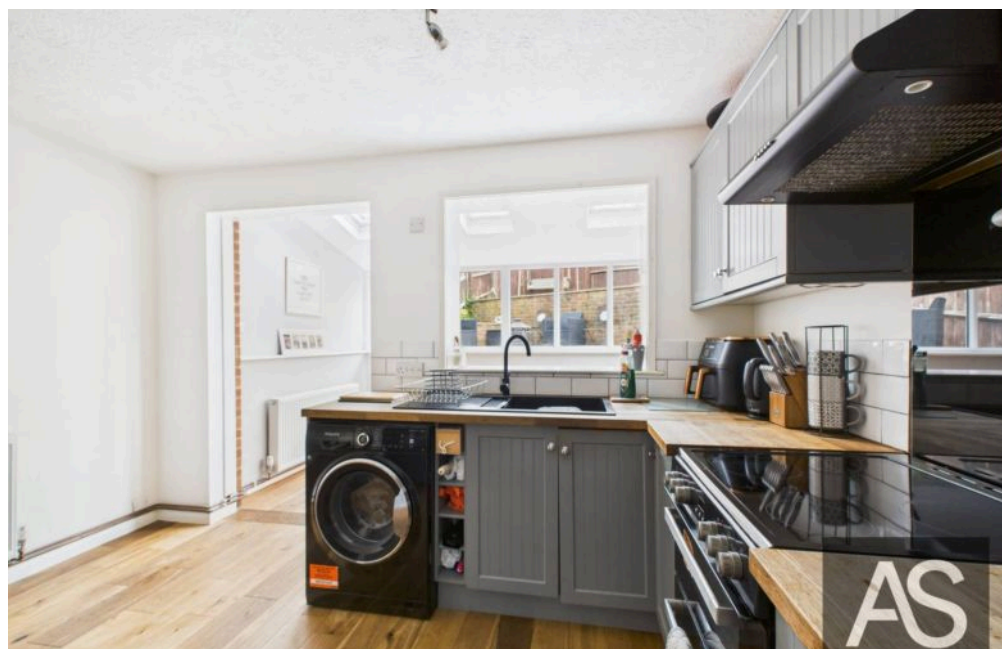
Outside-to the front, a **lawned garden and tarmac driveway** provide parking for two cars. The **rear garden** features a **shed**, steps up to a paved seating area, and further steps leading to a small **lawned terrace** — perfect for enjoying the sun or growing vegetables. There's also **side access** to the garden for added convenience.

Additional features include **double glazing**, **gas central heating**, and a **new combi boiler installed in 2021**, located in the **part-boarded loft with ladder access**.

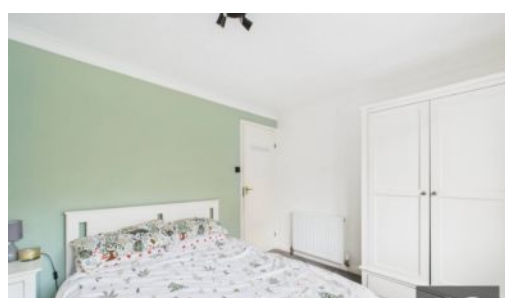
The property is located close to the sought-after village of **Robertsbridge**, known for its welcoming community, historic charm, and scenic countryside surroundings. The village offers a variety of independent shops, a convenience store, pubs, cafés, and well-regarded schools. **Robertsbridge station** provides direct rail connections to London, making it an attractive option for commuters as well as those seeking a relaxed pace of life. With easy access to nearby towns, beautiful walks, and the East Sussex coast within reach, this location offers an excellent balance of rural character and everyday convenience.



- Spacious double-aspect living room with stylish LVT herringbone flooring.
- Modern kitchen-diner with grey units, wooden worktops, and Velux roof window.
- Electric hob and oven, with space for fridge-freezer and washing machine.
- Two good-sized double bedrooms with soft grey carpets throughout.
- Bright dining area with garden access through rear door.
- Contemporary bathroom with electric shower over bath, chrome fittings, and heated towel rail.
- Under-stairs storage cupboard providing excellent practical space.
- Driveway parking for two cars and neat front lawn.
- Tiered rear garden with patio, lawn, shed, and side access.
- Gas central heating with 2021 combi boiler, double glazing, and part-boarded loft with ladder access.



Situated in the charming village of Robertsbridge (East Sussex), Willow Bank offers a superb location that balances village tranquillity with excellent connectivity and amenities. Excellent access to transport makes it suitable for commuting, yet you still get the benefits of countryside living.





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