1 Grants Cottages
Brightling, Robertsbridge, East Sussex, TN32 5HZ
1 GRANTS COTTAGES

A beautifully located semi-detached period cottage, in need of full renovation and with planning consent for a two-storey addition. Commanding rural views over surrounding countryside close to the rural hilltop village of Brightling.

The existing accommodation provides:
- Sitting Room with inglenook
- Inner Hall
- Kitchen
First Floor:
- 2 Bedrooms and Bathroom

With the permitted extension, the cottage would comprise:
- Entrance Hall
- Cloakroom
- Sitting Room with inglenook
- Kitchen/Dining Room
- Utility Room

First Floor:
- Bedroom 1 with en suite Shower Room
- 3 further Bedrooms
- Family Bathroom
Outside:
- Attractive Garden of 0.17 acres with new vehicular access and shared parking

AMENITIES

1 Grants Cottages is situated in a beautiful rural location with views over the surrounding countryside, about 0.9 miles from the picturesque hilltop village of Brightling, and lies within the High Weald Area of Outstanding Natural Beauty. Brightling has a handful of period houses and cottages, a village hall and an 11th/12th Century church with its historic stone pyramid tomb, which is said to be the mausoleum of one of Brightling’s more eccentric residents, “Mad Jack Fuller”.

Robertsbridge village with its good range of local shops and railway station (London Bridge/Cannon Street/Charing Cross) is about 4.8 miles and Burwash is a similar distance. Battle and Heathfield are some 4.6 and 8.2 miles respectively. The larger town of Tunbridge Wells, with its broad range of shops and amenities, is 20.7 miles.

State/private schools within reach include Dallington Primary School; Claverham Community College and Battle Abbey at Battle; Claremont at St Leonards on Sea and Bodiam; and Vinehall at Robertsbridge.

DESCRIPTION

1 Grants Cottages is a beautifully located semi-detached period cottage (not listed) in need of complete refurbishment, the elevations being brick and stone, with the upper elevations weather boarded beneath a tiled roof.

Extant planning consent reference RR/2015/1601/P has been granted for a two-storey extension. The planning permission has been implemented and a new vehicular access and on-site parking for 4 cars has already been constructed.

The current accommodation comprises a kitchen with Rayburn and walk-in larder, a small inner hall and a sitting room with an inglenook fireplace with woodburner. On the first floor there are two bedrooms and a bathroom.
OUTSIDE
There is a manageable sized garden of about 0.17 acres and a new access where parking for four cars (two spaces for each cottage) has been created.

To the rear is a brick built outbuilding with tiled roof which is shared with the adjoining cottage.

DIRECTIONS
From the centre of Brightling village proceed in a southerly direction, signposted Netherfield and Battle for 0.9 miles and 1 Grants Cottages will be found on the left.

Alternatively, from the White Hart Inn at Netherfield on the B2096, proceed in a westerly direction and at the bottom of Darwell Hill turn right, signposted to Brightling. Follow this road for 0.5 miles and 1 Grants Cottages will be found on the right.

Additional Information:
Local Authority: Rother District Council, Bexhill-on-Sea. Telephone 01424 787000. www.rother.gov.uk
Services: Mains electricity and water (not checked or tested), private drainage. No mains gas or connection to mains drainage.
Tenure: Freehold. Land Registry Title Number ESX351158
Note: A legal agreement has been entered into with the owners of the adjoining cottage which allows the planning permission to be implemented in full. It is a condition of that agreement that the bricks and tiles from the outbuilding, when demolished, shall be given to the owners of the adjoining cottage.

OFFERS IN EXCESS OF £300,000

VIEWINGS
For an appointment to view please contact our Battle Office, telephone 01424 775577
Grants Cottages, Battle Road, Brightling, Robertsbridge, TN32 5HZ

APPROX. GROSS INTERNAL FLOOR AREA 742 SQ FT 68.9 SQ METRES (EXCLUDES OUTBUILDING)

**FIRST FLOOR**

- **Bedroom 1**: 14' (4.27) x 12'9 (3.89)
- **Bedroom 2**: 13'6 (4.11) max x 6'4 (1.93) max

**GROUND FLOOR**

- **Kitchen**: 12'4 (3.76) x 10'1 (3.07)
- **Sitting Room**: 14'9 (4.50) x 12'2 (3.71)

**OUTBUILDING**

- **Bedroom 1**: 14' (4.27) x 12'9 (3.89)
- **Bedroom 2**: 13'6 (4.11) max x 6'4 (1.93) max

NOTE:

Batcheller Monkhouse give notice that:

1. These particulars including text, photographs and any plans are for the guidance of prospective purchasers only and should not be relied upon as statements of fact;
2. The particulars do not constitute any part of a Contract;
3. Any description provided herein represents a subjective opinion and should not be construed as statements of fact;
4. A detailed survey has not been carried out, nor have any services, appliances or specific fittings been tested;
5. All measurements and distances are approximate;
6. We strongly advise that a prospective purchaser should contact the agent to check any information which is of particular importance, particularly for anyone who will be travelling some distance to view the property;
7. Where there is reference to planning permission or potential, such information is given in good faith. Purchasers should make their own enquiries of the relevant authority;
8. Any fixtures & fittings not mentioned in the sales particulars are excluded from the sale, but various items may be available, subject to separate negotiation.

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or misstatement. These plans are for representation purposes only as defined by RICS Code of Measuring Practice and should be used as such by any prospective purchaser.

Specifically no guarantee is given on the total square footage of the property if quoted on this plan. Any figure given is for initial guidance only and should not be relied on as a basis of valuation.

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