



19, HOATH HILL
MOUNTFIELD, NEAR ROBERTSBRIDGE, EAST SUSSEX TN32 5LN

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Robertsbridge	-	2.5 miles
Battle	-	2.8 miles
Hastings	-	10 miles
Rye	-	13 miles

An opportunity to modernise/refurbish a three-bedroom semi-detached Edwardian property that has been within the same family for more than sixty five years.

- Three bedrooms – EPC: D
- Good size garden
- Off- road parking
- Semi- rural location

GUIDE PRICE: £425,000

VIEWING: - Strictly by appointment via the sole agents:

**BTF Partnership
Euston House
82 High Street
Heathfield TN21 8JU
01435 864455**

LOCATION

The property is located in a semi-rural location on Hoath Hill, Mountfield, approximately 2.5 miles to the south-east of Robertsbridge, 2.8 miles to the north west of Battle and 10 miles to the north west of the coast at Hastings. Regular train services into London are available from Robertsbridge, with direct journey times into London Charing Cross being approximately 1 hour 22 minutes.

DIRECTIONS

Heading south on the A21 from Robertsbridge, take the second exit at the John's Cross Roundabout to the A2100 (signposted Battle and Bexhill) and then take the first road on the right (after approximately 600 metres) towards Mountfield and Brightling, then continue for approximately 280 metres and turn left to Hoath Hill, number 19 will then be found on the left-hand side after approximately 285 metres.

DESCRIPTION

The property, which is believed to date from the early 1900s, is of brick elevations beneath a tiled roof. The property has been owned by the same family since about 1955, and this is the first time that it has been offered for sale on the open market.



The accommodation, which would now benefit from modernisation/refurbishment, briefly comprises:

GROUND FLOOR

Fully enclosed **Entrance Porch** with front door to **Hallway** with storage cupboard, and stairs to the **First Floor**.



Living Room with bay window and fitted storage cupboards.

Dining Room with inset electric fire, built in storage cupboards, and glazed doors to living room.

Kitchen with matching base and wall-mounted storage units, inset stainless-steel sink and drainer, tiled splash-back, space for electric oven with extractor hood above. Door to rear **Porch/Utility Room** with space and plumbing for washing machine, and door to rear garden.

Bathroom with panelled bath, wall-mounted shower unit, vanity unit with inset wash basin, part tiled walls, door to W.C.

FIRST FLOOR

Bedroom 1 with fitted wardrobes and storage cupboards.



Bedroom 2 with fitted wardrobes and storage cupboards.

Bedroom 3 with fitted wardrobes

Shower Room with walk-in shower, and W.C.
Door to stairs leading to fully boarded **Attic**.

OUTSIDE

A pathway with an adjacent lawn leads from the private parking area to the front (western elevation) of the house, and then continues to the principal garden to the rear of the property, which is hedge/fence enclosed and comprises a lawn measuring approximately 35 metres in length, a concrete terrace/seating area, an ornamental pond, and two garden sheds.

SERVICES

Mains electricity, water and drainage, and oil-fired central heating

METHOD OF SALE

The property is offered for sale by private treaty.



TENURE

The property is freehold and will be sold with vacant possession upon completion.

LOCAL AUTHORITY

Rother District Council

COUNCIL TAX

Band D

EASEMENTS, WAYLEAVES AND RIGHTS OF WAY

The property is sold subject to and with the benefit of all existing rights whether public or private, including rights of way, supply, drainage, water and electricity supplies or other rights, covenants, restrictions and obligations, quasi-easements and all wayleaves whether referred to or not within these particulars.

PLANS

The plans provided are for identification purposes only, and purchasers should satisfy themselves on the location of external or internal boundaries prior to offering.



PURCHASER IDENTIFICATION

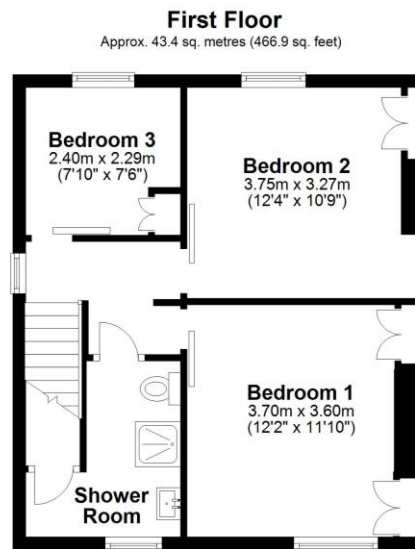
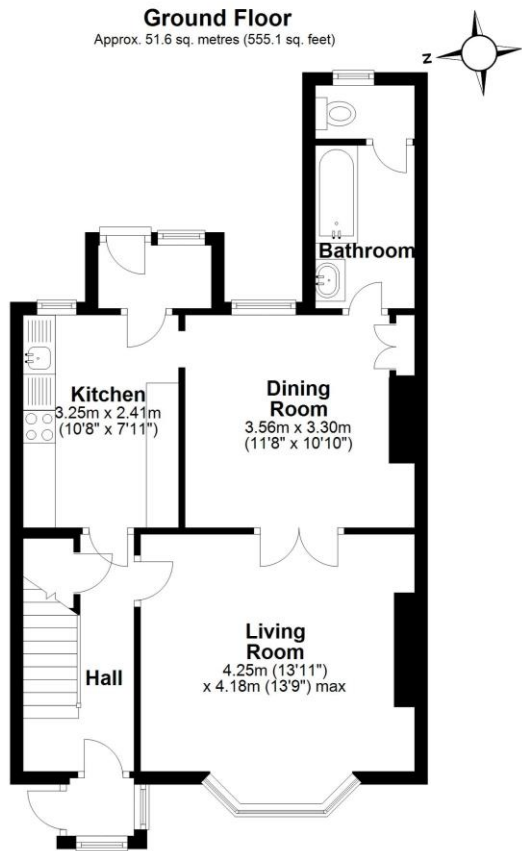
In accordance with the Anti-Money Laundering Regulations, we are required to obtain proof of identification for all purchasers. BTF employs the services of Smartsearch to verify the identity and residence of purchasers.

AGENT'S NOTE

We have prepared these sale particulars as a general guide and none of the statements contained within them should be relied upon as a statement of fact. All measurements are given as a guide and no liability can be accepted for any errors arising therefrom. We have not carried out detailed or structural surveys, nor tested the services, appliances, or any fittings.

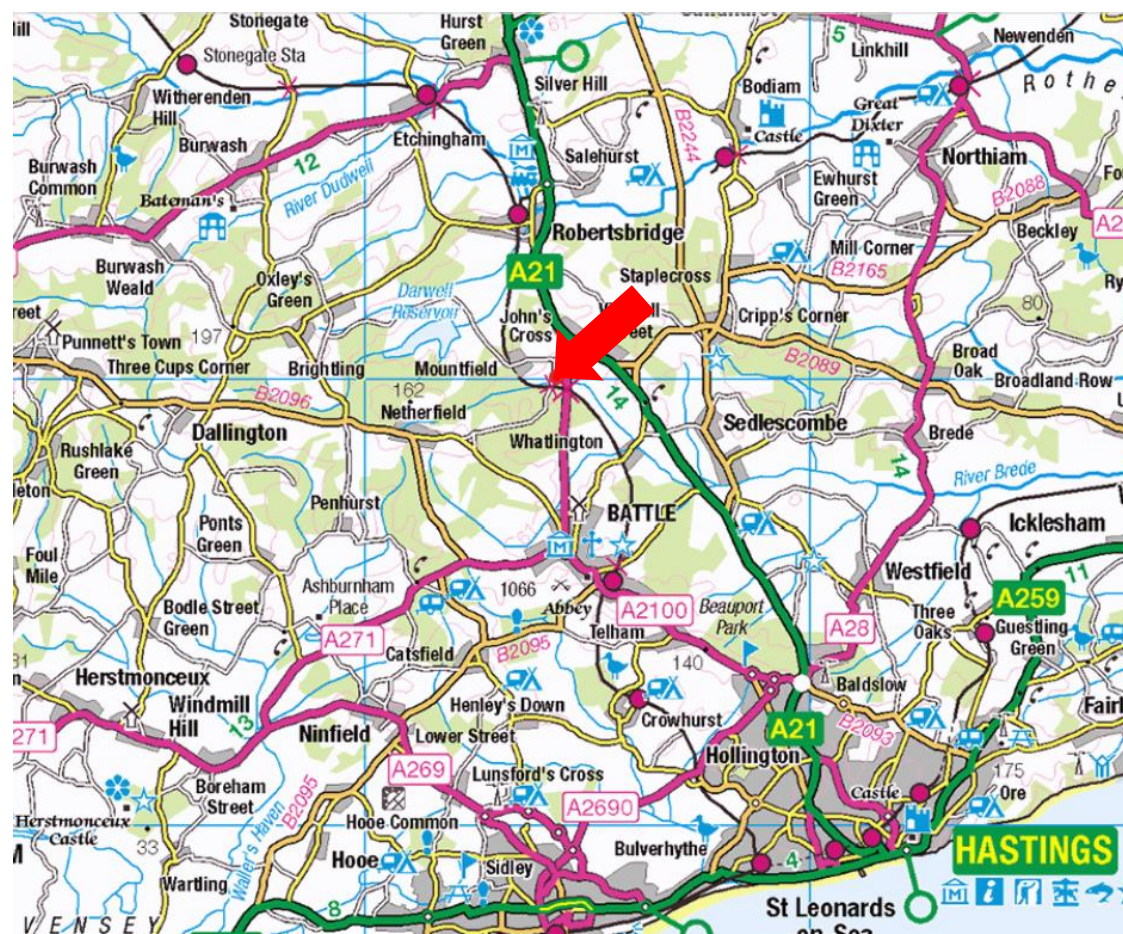
VIEWINGS

The vendors and their agents do not accept any responsibility for accidents or personal injury as a result of viewings, whether accompanied or not.



Total area: approx. 95.0 sq. metres (1022.1 sq. feet)

Whilst every attempt has been made to ensure the accuracy of the floor plans contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or mis-statement. These plans are not to scale and are for general guidance only and should only be used as such by any prospective purchaser. Copyright ProSurv Home Inspections Ltd 2022
Plan produced using PlanUp.



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VIEW TO THE WEST FROM THE FIRST FLOOR