

Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
75	52	71	45



Total area: approx. 190.4 sq. metres (2048.9 sq. feet)  
 For illustration purposes only - not to scale



## Camberley Moor Lane, WESTFIELD TN354QU

**£575,000 freehold**

A conveniently situated detached four bedroom house that is located just moments from the centre of the village and primary school, offering generous and well maintained accommodation with three large reception rooms and four bedrooms.

- Popular Village Location
- Spacious Accommodation
- Off Road Parking
- Enclosed Rear Garden

## Description

This surprisingly spacious detached four bedroom house has gas central heating and double glazing throughout. The property offers generous accommodation with three reception rooms and four first floor bedrooms.

The kitchen has been upgraded in recent years and there is a large studio/games room, ideal as a home office.

The property is set in a tucked away location close to the centre of the village with ample off road parking and an enclosed rear garden. Viewing is highly recommended.

## Directions

From our office in Battle High Street proceed in a southerly direction taking the first turning at the mini roundabout into Marley Lane and proceed all the way along to the A21. Here turn right and proceed along towards Hastings. At the top of the hill turn left into Westfield Lane (A28) and proceed along into the village centre turning right at the crossroads into Moor Lane where the property will be found a short distance along on the left hand side.

**THE ACCOMMODATION** with approximate room dimensions is approached via door to:

## GROUND FLOOR

### RECEPTION HALL

11' 3" x 5' 9" (3.43m x 1.75m) with stairs rising to first floor with understairs cupboard.

### CLOAKROOM

with obscured window to side and fitted with a white low level wc and corner wash hand basin.

### KITCHEN

17' 5" x 8' 10" (5.31m x 2.69m) a dual aspect room with tiled flooring and fitted with a comprehensive range of base and wall mounted kitchen cabinets incorporating cupboards and drawers with spaces and plumbing for appliances and a large area of working surface incorporating a stainless steel sink with mixer tap and drainer and a 4 ring ceramic hob with extractor fan above. The kitchen provides a large breakfast bar and a

built in double oven. An archway leads through to

### DINING ROOM

also access from the hallway, measuring 17' 6" x 8' 10" (5.33m x 2.69m) with wood floor, double doors to

### CONSERVATORY

12' 1" x 9' 4" (3.68m x 2.84m) of double glazed construction with poly carbonate roof, tiled floor.



### REAR HALLWAY

8' x 4' 4" (2.44m x 1.32m) with storage cupboard, tiled floor and multi-pane glazed door to

### STUDIO/GAMES ROOM

19' 4" x 14' 7" (5.89m x 4.44m) a dual aspect room with double doors to front and glazed door to rear.

### LIVING ROOM

18' 2" x 14' 6" (5.54m x 4.42m) with window and glazed door to front, exposed wooden floor, coved ceiling and brick feature chimney breast with electric convector fire.

### FIRST FLOOR LANDING

with Velux window, airing cupboard with slatted shelves, loft access.

### MASTER BEDROOM

16' 1" x 14' 6" (4.90m x 4.42m) with windows taking in views to the front, two large double wardrobe cupboards.



### EN-SUITE SHOWER ROOM

with tiled floor and walls and fitted with a corner glazed shower, wash hand basin with mixer tap, heated towel rail.

### BEDROOM 2

13' x 7' 2" (3.96m x 2.18m) with window to side.

### BATHROOM

with Velux window, tiled floor and walls and fitted with a P shaped Jacuzzi bath with shower screen, pedestal wash hand basin, low level wc and heated towel rail.



### BEDROOM 3

10' 4" x 7' 4" (3.15m x 2.24m) with window to rear.

### SPLIT LEVEL BEDROOM

19' 3" x 9' 5" (5.87m x 2.87m) plus 11' 4" x 4' 3" (3.45m x 1.30m) with window to side, Velux windows, eaves storage.

### OUTSIDE

The property is approached over a block paved driveway providing ample parking. The front garden is enclosed with mature hedging and a gate leads to the side and rear.

To the rear is a gravel enclosed area with a large timber shed. The rear garden is hedge enclosed, laid to lawn with an attractive water feature.



**Viewing is strictly by appointment. To arrange a time please telephone: 01424 774774**

We will be pleased, if possible, to supply any further information you may require.

### Agents Note

None of the services or appliances mentioned in these sale particulars have been tested. It should also be noted that measurements quoted are given for guidance only and are approximate and should not be relied upon for any other purpose.