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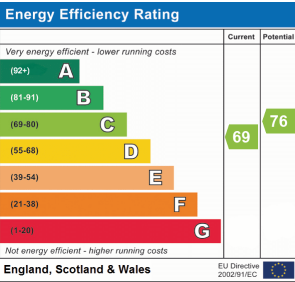
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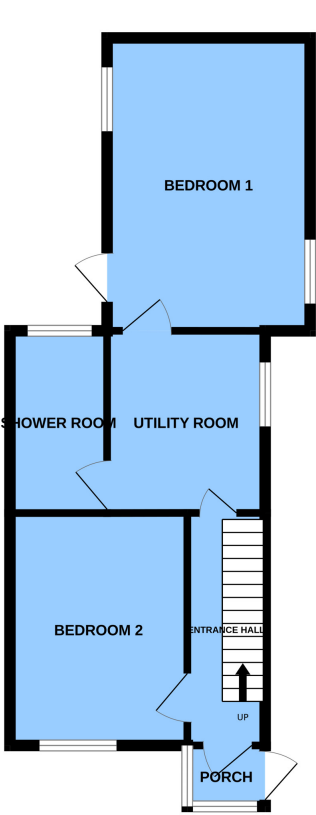
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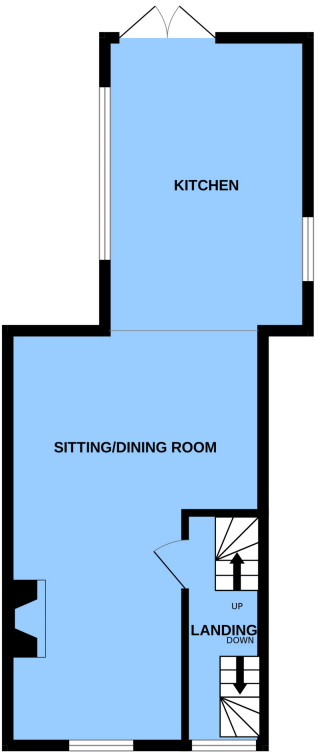
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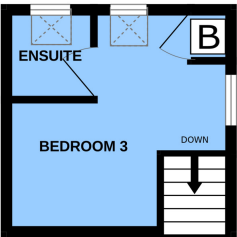
GROUND FLOOR
449 sq.ft. (41.7 sq.m.) approx.



1ST FLOOR
430 sq.ft. (39.9 sq.m.) approx.



2ND FLOOR
132 sq.ft. (12.2 sq.m.) approx.



TOTAL FLOOR AREA : 1010 sq.ft. (93.8 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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2 Vale View New Cut, Westfield, Hastings, East Sussex TN35 4RQ **£399,950 freehold**

A peaceful 3 bedroom semi-detached home with stunning rural views in a popular village with ample parking and garage.

Semi Detached Home
Tucked Away Location

2 Ground Floor
Bedrooms
Countryside Views

1 Second Floor Bedroom
Close to Village Centre

Off Road Parking and
Garage

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Description

Nestled on a quiet rural lane with breathtaking, far-reaching views, this charming semi-detached home offers peaceful living with doorstep countryside walks while remaining close to the village centre. The village amenities, including a school, shop, public house, and doctors’ surgery, are all within easy reach. The property is arranged over three floors, providing flexible accommodation ideal for families or those seeking a quiet retreat. The ground floor features two bedrooms, a shower room, along with a practical utility room. On the first floor there is an open-plan sitting and dining area seamlessly connects to the well-appointed triple aspect kitchen, offering stunning views and direct access onto the garden, perfect for entertaining or enjoying quiet evenings. The top floor houses a third bedroom with an en-suite shower room, creating a peaceful haven with elevated rural views. Outside, the property benefits from ample off-street parking and a separate garage to the side. The beautifully maintained gardens enjoy plenty of sunshine and feature a detached timber lodge, providing an ideal space for a home office, studio, or summer retreat. This lovely home offers the perfect blend of rural tranquility and village convenience, with tucked-away private gardens, stunning views, and flexible living spaces ready to move into and enjoy.

Directions

From the centre of Westfield travelling away from Hastings, turn left into Cottage Lane and left in due course into New Cut, follow the road for some distance where the garage and gated entrance will be found on your left hand side. What3Words: ///limit.sunk.crop

THE ACCOMMODATION

with approximate dimensions, is approached via a shared Herringbone paved driveway with private path that leads to a UPVC and glazed door leading into

ENTRANCE PORCH

7' 11" x 3' 11" (2.41m x 1.19m) of UPVC and glazed construction with wall mounted lighting and tiled floor. Wooden and glazed door leading through into the

ENTRANCE HALL

12' 1" x 5' 2" (3.68m x 1.57m) max, Staircase leading to first floor, ceiling lighting, radiator. Door to

BEDROOM TWO

10' 4" x 12' 1" (3.15m x 3.68m) max, double glazed window to front aspect, ceiling lighting, radiator.

wooden and glazed door leading from the entrance hall into

UTILITY AREA

9' 2" x 8' 4" (2.79m x 2.54m) Double glazed window to side aspect, ceiling lighting, work surface with space for washing machine and tumble dryer, door leads to

GROUND FLOOR SHOWER ROOM

9' 3" x 6' 6" (2.82m x 1.98m) max reducing to 4' 11" (1.50m) a well appointed suite with double glazed window to rear aspect overlooking a private courtyard, concealed low level wc, vanity wash hand basin with mixer tap, storage cupboards with drawers below, extended surface, large walk-in shower cubicle with fixed glass screen and Mira electric shower; tiled walls and floor; heated towel rail, ceiling lighting.

BEDROOM ONE

14' 10" x 10' 6" (4.52m x 3.20m) Dual aspect with double glazed windows to either side, obscured double glazed door with access onto private courtyard with steps leading up to the garden, ceiling lighting, radiator with radiator cover.

FIRST FLOOR LANDING

Ceiling lighting, diamond shaped double glazed window with views to the front, stairs leading to second floor.

OPEN PLAN LIVING AREA

21' 10" x 15' 6" (6.65m x 4.72m) Comfortable seating/dining area forming an L-shape with double glazed window to front aspect, laminate flooring, ceiling lighting, decorative cast iron fireplace with wooden surround and mantle, two radiators, direct opening into the



KITCHEN

14' 11" x 10' 6" (4.55m x 3.20m) Triple aspect with double glazed windows to either side, set of double glazed double doors overlooking and giving access onto the rear garden, large picture windows with stunning uninterrupted rural views. Well appointed with an extensive range of base mounted cupboards along with a full height storage cupboard, complimenting work surface, space for Range oven, integral fridge/freezer and dishwasher; circular inset stainless steel sink with mixer tap and drainer; combined water filter tap, inset ceiling lighting, laminate flooring, breakfast bar area.

SECOND FLOOR LANDING

Door to

BEDROOM THREE

11' 4" x 11' 5" (3.45m x 3.48m) max, narrowing to 9' 1" (2.77m) Double glazed windows to front, velux window to side, inset ceiling lighting, cupboard housing wall mounted gas fired boiler; door to

EN-SUITE

4' 11" x 5' 9" (1.50m x 1.75m) Fitted with a low level wc, vanity wash hand basin with mixer tap and storage cupboards beneath, shower cubicle with fixed and hand held shower attachments, tiled walls and floor; velux window to rear aspect, inset lighting, extractor fan and chrome heated towel rail.

OUTSIDE

The property has parking to the front on a Herringbone brick driveway for up to three vehicles, there is a further parking space accessed from New Cut in front of the single detached garage which also has gated rear garden access. Note: The neighbouring property has a Right of Way over the shared driveway.

There is a small area of garden located to the front of the property. The stunning rear garden is fenced and hedge enclosed and predominantly laid to lawn with a large decked seating area adjacent to the rear of the property ideal for outdoor entertaining and an enclosed Victorian style kitchen garden. The garden is planted with a number of mature trees and shrubs. There is a detached timber summerhouse. Breathtaking far reaching views across the surrounding countryside.



GARAGE

TIMBER SUMMERHOUSE

12' 5" x 8' 10" (3.78m x 2.69m) An ideal home office or teenage den with double doors and window to front, covered decked verandah, ideally positioned to enjoy the views, power and light. Further storage space. Shed with potting shed.



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.