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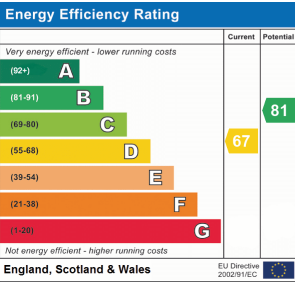
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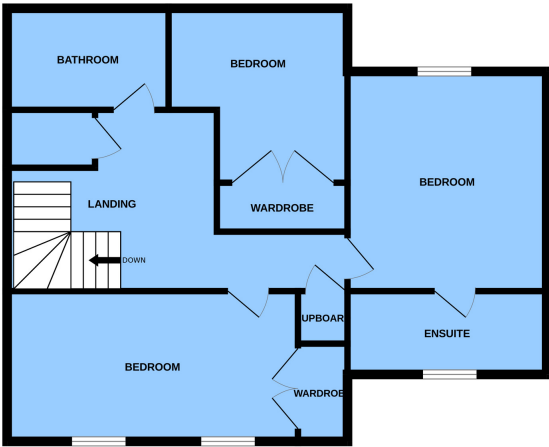
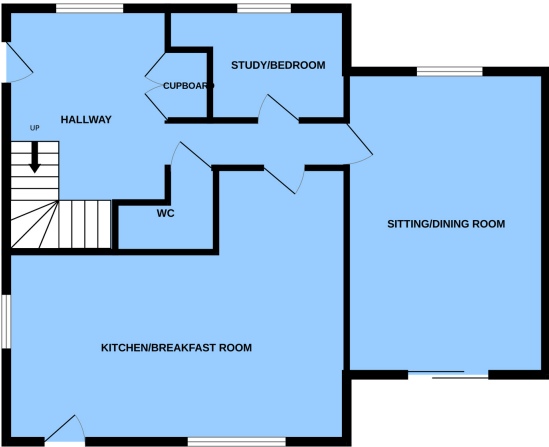
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GROUND FLOOR

1ST FLOOR



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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Inside, Main Road, Westfield, East Sussex TN35 4QE

£425,000 freehold

An attractive and spacious family home occupying a central village location with attractive walled garden and parking. Offered to the market with no onward chain.

Detached House
Chain Free

3 Bedrooms
Claverham Catchment
Area

Center of the Village

Garden and Parking

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Description

Inside is a 20th century property built in a character style and presents attractive white rendered elevations beneath a pitched tiled roof, enclosed to the front by a low brick wall. The ground floor offers a spacious entrance hall which has a double aspect and turned staircase to the first floor. The main reception room is of a generous size, again enjoying a double aspect with double doors opening out onto the south facing walled garden. The kitchen is a particularly welcoming space, ideal for entertaining, there is also a study to the ground floor which could also be used as an occasional bedroom. To the first floor a spacious landing gives access to three bedrooms, two doubles and a single and the master bedroom has an en-suite shower room. Bedroom 2 is also big enough to create an en-suite if needs be. There is also a generous family bathroom on this level. The property enjoys a level walled garden with patio area and gated access into a private parking area immediately behind the property.

The property is situated in the centre of the popular village of Westfield which is well served for day to day amenities including village shop, butchers, public house, doctors surgery and primary school. A short distance away Hastings and St Leonards offers a more comprehensive range of amenities, most supermarkets and recreational facilities. The area is generally well served for schooling, both comprehensive and private at primary and secondary school levels and nearby Battle offers a mainline station with services to London Charing Cross. The property is offered to the market with no onward chain and viewing is highly recommended.

Directions

The property will be found in the centre of the village immediately adjacent to the New Inn public house. What3Words: ///adding.soup.stream

THE ACCOMMODATION

With approximate room dimensions, is approached via

COVERED ENTRANCE PORCH

Leading to glazed front door with stained glass leaded light windows which leads into

SPACIOUS ENTRANCE HALL

12' 8" x 8' 1" (3.86m x 2.46m) Double aspect with windows to front and side, coats cupboard, turned staircase gives access to the first floor, tiled flooring, radiator.



SEPARATE WC

With corner sink with tiled splash back, wc, recessed lighting, tiled floor.

KITCHEN/BREAKFAST ROOM

17' 11" x 15' 1" (5.46m x 4.60m) max, L-shaped, double aspect with window to side and rear, door into rear garden, variety of wall and base mounted units incorporating cupboards and drawers with granite effect work surfaces, one and a half bowl stainless steel sink unit with mixer tap, tiled splash back, two oven grills with five ring ceramic hob over, extractor hood above, integrated fridge and freezer, wine cooler, integrated dishwasher and washing machine, tiled flooring, recessed lighting to ceiling, radiator.

LIVING ROOM

17' 11" x 11' 8" (5.46m x 3.56m) A double aspect room with window to the front and double doors to the rear, centered around a working fireplace which has a sandstone surround and hearth, wall mounted light fittings, television aerial point.

STUDY

9' 11" x 7' 1" (3.02m x 2.16m) max into recess, window to front of the property.

From the hallway, a turned staircase leads to a

SPACIOUS FIRST FLOOR LANDING

With loft access, airing cupboard, additional large storage cupboard, doors to

BEDROOM 1

12' 5" x 11' 8" (3.78m x 3.56m) Window to the front of the property, door into



EN-SUITE

11' 8" x 5' 0" (3.56m x 1.52m) Window to the rear of the property, vanity unit incorporating sink with cupboards and drawers under, shower, wc, heated towel rail, completely tiled walls, tiled floor, recessed lighting to ceiling.

BEDROOM 2

14' 10" x 10' 1" (4.52m x 3.07m) Two windows to the rear of the property with distant views, double built in wardrobe.

BEDROOM 3

9' 6" x 9' 0" (2.90m x 2.74m) Window to the front of the property, double built in wardrobe.

FAMILY BATHROOM

8' 4" x 6' 9" (2.54m x 2.06m) Window to the front of the property, bath with shower attachment over, pedestal wash hand basin, low level wc, heated towel rail, tiled floors and walls, recessed lighting to ceiling.

OUTSIDE

To the front of the property there is a small area of front garden which is enclosed by red brick retaining wall, side access leads into the rear garden which enjoys a southerly aspect with a patio area accessed from the kitchen and reception room. The garden is entirely walled with several sheds. Gate giving access to parking space.

COUNCIL TAX

Rother District Council
Band E - £3,129.34

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.