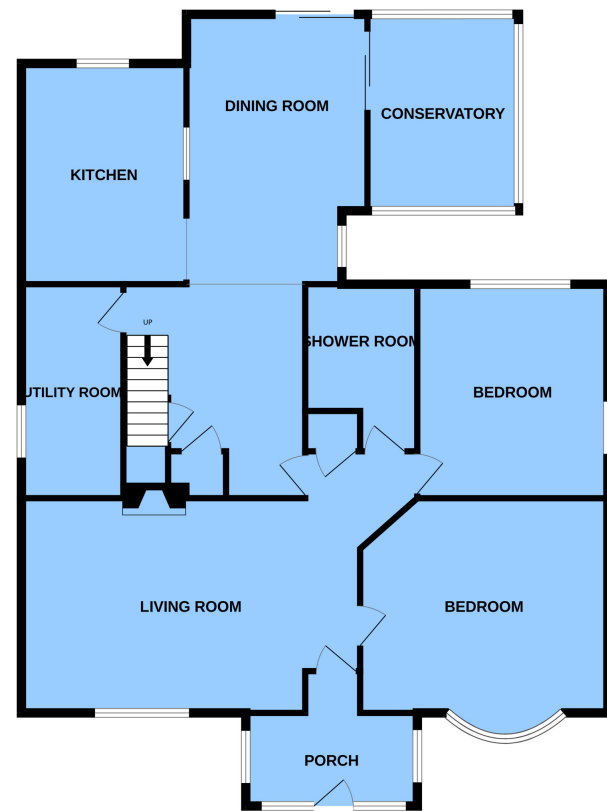
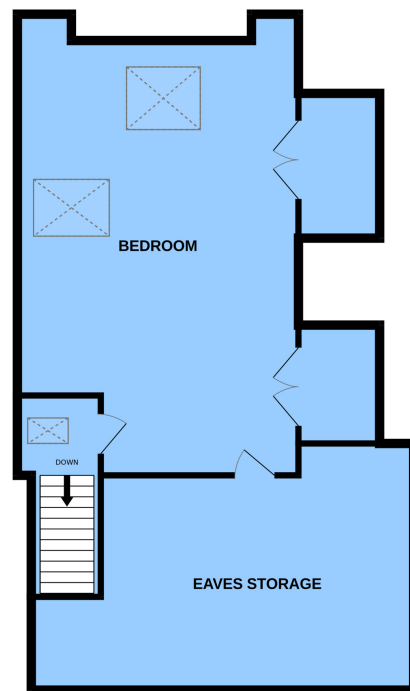


Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		83
(69-80)	C	70	
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales			

GROUND FLOOR



1ST FLOOR



Jesmond, Church Lane, Westfield, Hastings, East Sussex TN35 4QA **£479,000 freehold**

Situated on the rural outskirts of the village but just a short walk to the local shop and primary school, is this attractive detached three bedroom chalet bungalow that has been extended to provide spacious accommodation with enclosed gardens, off-road parking and single garage.

Detached Bungalow

Ample Off-Road Parking

3 Bedrooms

Good Size Garden

Kitchen and Breakfast Room

Walking Distance to Village

Living Room and Conservatory

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.
 Made with Metropix ©2024

Description

Viewing is essential of this detached chalet style property that is located on the fringe of the village amidst a level plot with ample parking to the front including a garage and a good size area of enclosed garden to the rear. The property enjoys gas central heating, double glazing and has been extended since its original construction to provide a spacious and open plan living space to the rear of the property that incorporates a kitchen, dining room and conservatory. There are two bedrooms to the ground floor, formal living room and to the first floor a further bedroom with ample eaves storage space. Approached over a gated entrance there is ample parking to the front as well as a garage and to the rear, a greenhouse and timber shed.

Directions

From the A21 proceed along Westfield Lane where the property will be found just a short distance before the church on the right hand side. What3Words: ///tops.popped.horn

ENTRANCE PORCH

9' 5" x 8' 0" (2.87m x 2.44m) max, UPVC with double glazed windows to front and sides, sliding patio door to front and vinyl floor as laid, UPVC door leading to

LOUNGE

18' 9" x 15' 2" (5.71m x 4.62m) max, Double glazed leaded light bay window to front with deep sill. Yorkstone brick fireplace and hearth with Dimplex Opti-Myst electric fan/coal effect fire. Coved ceiling, dado rail, Hive controlled radiator, Hive wall mounted thermostat, storage cupboard and oak flooring, 3 double power points, doors leading to

BEDROOM ONE

13' 3" x 11' 0" (4.04m x 3.35m) Double glazed bay window to front with deep sill and double glazed window to side elevation, coved ceiling, Hive controlled radiator and carpet as laid, telephone point. This room is currently being used as a dining room, 2 double power points.



BEDROOM TWO

11' 4" x 10' 9" (3.45m x 3.28m) Double glazed leaded light windows to rear and side elevations, Hive controlled radiator, coved ceiling, carpet as laid, double power points x 2.



SHOWER ROOM/WC

7' 0" x 5' 11" (2.13m x 1.80m) Double glazed opaque window, refitted large Kudos shower with glass sliding door and wall mounted Grohe shower control, low level WC wash hand basin set into vanity unit, fully tiled walls and floor, coved ceiling, extractor fan and ceiling spotlights.

REAR HALLWAY

14' 10" x 8' 9" (4.52m x 2.67m) Under stair storage, second small cupboard, telephone point, Hive controlled radiator, intruder alarm control panel, carpet as laid, staircase leading to first floor.

BEDROOM THREE (First Floor)

14' 8" x 11' 0" (4.47m x 3.35m) with some restricted head room. double glazed Velux windows with blinds to back and side, two under eaves wardrobe cupboards, two recessed four drawer storage units, radiator, carpet as laid, half door access to loft area space which could be used to create an en-suite bathroom, two double power points.

KITCHEN

11' 8" x 7' 5" (3.56m x 2.26m) Double glazed window to rear, modern matching wall and base units with work surfaces over, under counter fridge, four ring gas hob with electric oven below and extractor fan above, one and a half ceramic sink unit with side drainer and mixer tap, part tiled walls, tiled floor, ceiling spotlights and under cupboard lighting, 3 double power points.

BREAKFAST ROOM

10' 0" x 9' 2" (3.05m x 2.79m) Double glazed sliding UPVC patio doors giving access to garden and second double glazed UPVC doors leading to the conservatory. Half moon arch to kitchen, vaulted ceiling, Hive controlled radiator, carpet as laid, 2 x double power points.



CONSERVATORY

10' 0" x 8' 3" (3.05m x 2.51m) Constructed on dwarf brick wall with UPVC double glazed windows over, poly carbonate roof, three roller blinds and laminate flooring, double power point.



UTILITY ROOM

11' 5" x 5' 2" (3.48m x 1.57m) Double glazed window to side, Worcester Bosch wall mounted boiler, wall units with work surface under, stainless steel sink unit with side drainer and mixer tap, space for washing machine, tumble dryer and fridge/freezer, double power point.

OUTSIDE

Rear Garden: patio area, second paved area, brick-built barbecue, outside security lighting, outside tap, secure gated access to both sides of the property, personal door to garage, fence enclosed boundaries with mature trees to the rear, remainder laid to lawn or ground prepared for planting. Greenhouse.

Front Garden: Gated entrance, fence enclosed boundary, area of lawn with decorative shrubs and bushes, driveway, providing parking for several cars, leading to the garage. Illuminated intruder alarm, Hive security lighting/camera.

GARAGE

20' 0" x 10' 0" (6.10m x 3.05m) Detached, of brick construction with tiled roof and eaves storage, Hormann electric garage door, power and lighting, Ohme electric vehicle charging point.

COUNCIL TAX

Rother District Council
Band D - £2441.02

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.