

Campbell's Estate Agents  
74 High Street, Battle, East Sussex TN33 0AG  
tel: 01424 774774  
email: info@campbellsproperty.co.uk

# Campbell's

your local independent estate agent

www.campbellsproperty.co.uk

# Campbell's

your local independent estate agent



## Ash Cottage, Cottage Lane, Westfield, East Sussex TN35 4RB **£459,950 freehold**

An attractive link-detached family home with three double bedrooms and a generous south westerly facing garden. Now in need of some modernisation.

Link-Detached Home  
South Westerly Facing  
Garden

2 Reception Rooms  
In Need of Modernisation

3 Bedrooms

Popular Village Location

www.  
the  
londonoffice.co.uk  
40 ST JAMES'S PLACE SW1

The Property  
Ombudsman

rightmove.co.uk  
The UK's number one property website

OnTheMarket.com



## Description

Ash Cottage is a link-detached family home which enjoys a delightful semi-rural location on the outskirts of Westfield. The property offers light and spacious rooms which are all in need of general modernisation. The property offers huge potential to create a very comfortable family home. There are two reception rooms, one with a double aspect and a fireplace and a kitchen which overlooks the rear garden and to the first floor are three double bedrooms and a family bathroom. Outside the property enjoys off road parking and a garage leading to a workshop, and to the rear is a good sized rear garden which enjoys a south westerly aspect and a good level of privacy. The property is just a short walk from the local amenities in the centre of Westfield which include a doctors surgery, pub, shop and school. A more comprehensive range of amenities can be found in Hastings and St Leonards which is well served for supermarkets, high street shops, good schools, recreational facilities and areas of historical interest. Hastings also has a mainline station with regular services to London Charing Cross.

## Directions

From Hastings proceed along the A28 into Westfield and past The New Inn pub turning left into Cottage Lane and continue along for some distance where the property will be found on the left hand side after the New Cut turning and before Mill Close.

What3Words:///focus.divide.post

## THE ACCOMMODATION COMPRISES

Storm porch with glazed door to

## ENTRANCE HALL

with stairs leading to first floor landing with understairs storage cupboard.

## CLOAKROOM

with window to rear, wall mounted basin, wc, part tiled walls, tiled floor.

## LIVING ROOM

17' 10" x 11' 7" (5.44m x 3.53m) a double aspect room with windows to front and rear, centred around a working fireplace with wooden mantel, brick surround and tiled hearth.



## DINING ROOM

12' 4" x 9' 10" (3.76m x 3.00m) with window to front.

## KITCHEN

9' 11" x 8' 8" (3.02m x 2.64m) with window to rear and fitted with a range of base and wall mounted kitchen cabinets incorporating cupboards and drawers with working surfaces incorporating a 1 1/2 bowl stainless steel sink, space for washing machine, fridge, freezer and cooker. There is a wall mounted gas boiler. Door to garage and further door to

## SIDE PORCH

with doors giving access to the front and the rear garden.

## FIRST FLOOR LANDING

with window to rear.

## BEDROOM 1

13' 0" x 9' 10" (3.96m x 3.00m) a double aspect room with windows to front and side, built in

wardrobes.



## BEDROOM 2

11' 8" x 8' 7" (3.56m x 2.62m) with window to rear.

## BEDROOM 3

10' 1" x 8' 1" (3.07m x 2.46m) with window to front.

## GARAGE

17' 4" x 8' 9" (5.28m x 2.67m) with up and over door, door to WORKSHOP 8' 11" x 6' 8" (2.72m x 2.03m) with window to rear.

## OUTSIDE

To the front is an area of off road parking for two vehicles. The front garden is established, predominantly laid to lawn and screened from the lane by a mature hedge. The side porch gives access to the rear garden which is of a good size, is relatively level and enjoys a south westerly aspect and a good level of privacy. The garden is predominantly laid to lawn, interspersed with mature borders, is fence enclosed and has an apple tree and a GREENHOUSE. There is a second gated access to the property.



## COUNCIL TAX

Rother District Council  
Band E - £2,983.47

**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.