

Campbell's Estate Agents
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Bay Tree House, Main Road, Westfield, East Sussex TN35 4QE

£499,950

freehold

A substantial four bedroom detached family home in a central village location with a generous garden and ample parking. Viewing is highly recommended.

Detached House

4 Bedrooms

2 Reception Rooms

Central Village Location

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Description

Bay Tree House is an attractive bay fronted property that has been significantly extended and improved recently and now enjoys bright and comfortably proportioned rooms. A spacious entrance hall leads to all the principal rooms including the large kitchen/dining room with doors that open out to the garden and the main reception room which is over 26' in length and has a double aspect. There is a second reception room which has a vaulted ceiling and a downstairs shower room which combined could appeal to those looking for dual family occupancy or multi-generational use as well as those looking to work from home. To the first floor are three generous double bedrooms, one single bedroom and a good sized family bathroom and outside the property enjoys a large gated driveway offering parking and turning for several vehicles and there is a generous level rear garden. The property is located in the centre of the popular village of Westfield close to the village shop, popular public house and primary school. Nearby Hastings and St Leonards offer a more comprehensive range of amenities, recreational facilities and mainline stations with regular services to London Charing Cross. The area is generally well served for schools, both comprehensive and private and primary and secondary levels as well as the nearby Hastings and Bexhill colleges. Viewing is highly recommended.

Directions

From St Leonards proceed along Westfield Lane into the centre of the village and the property will be found along on the left hand side shortly after the village shop and before Cottage Lane.

What3Words:///rips.bride.blend

THE ACCOMMODATION COMPRISES

A covered entrance porch with recessed light to ceiling and partially glazed door to

SPACIOUS ENTRANCE HALL

24' 5" in length with stairs rising to the first floor landing, panelled walls, tiled floor, large understairs cupboard, radiator and an additional cupboard.

KITCHEN/BREAKFAST ROOM

15' 4" x 13' 9" (4.67m x 4.19m) with window and double doors to rear garden, tiled floor, recessed lighting and fitted with a range of base and wall mounted kitchen cabinets incorporating cupboards and drawers with granite effect working surfaces, 1 1/2 bowl sink with mixer tap and drainer, spaces for electric oven, washing machine and American style fridge/freezer.



LIVING ROOM

26' 7" x 12' 0" (8.10m x 3.66m) into bay window, a double aspect room with engineered oak flooring, radiator.



SECOND RECEPTION ROOM

24' 1" x 8' 9" (7.34m x 2.67m) with vaulted ceiling with Velux window and windows to front and rear.

DOWNSTAIRS SHOWER ROOM

7' 11" x 6' 1" (2.41m x 1.85m) with two windows to side, part tiled walls, tiled floor, recessed lighting and fitted with a shower cubicle with Amazon shower, wc, pedestal wash hand basin and heated towel rail.

FIRST FLOOR LANDING

with window to side, panelled walls, loft access, radiator.

BEDROOM 1

16' 0" x 14' 0" (4.88m x 4.27m) with window to rear, laminate flooring.

BEDROOM 2

12' 1" x 11' 1" (3.68m x 3.38m) with window to rear, laminate flooring.

BEDROOM 3

13' 8" x 12' 2" (4.17m x 3.71m) with bay window to front, laminate flooring.

BEDROOM 4

7' 0" x 6' 2" (2.13m x 1.88m) with window to front.

FAMILY BATHROOM

10' 3" x 7' 3" (3.12m x 2.21m) with window to side, tiled floor and walls, and fitted with a bath, wc, walk in shower, wall mounted wash hand basin.

OUTSIDE

The front garden is fence enclosed, has raised borders with mature trees and shrubs. Double gates give access off the main road to a large area of tarmac parking and turning for several vehicles. There is access at the side of the property to the rear garden which is of a generous size and is divided into two sections. There is a paved area with a pergola and a lawned area intersected by a footpath leading to the bottom of the garden where there is a shed. The rear garden is hedge and fence enclosed.



COUNCIL TAX

Rother District Council
Band D - £2560.37

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.