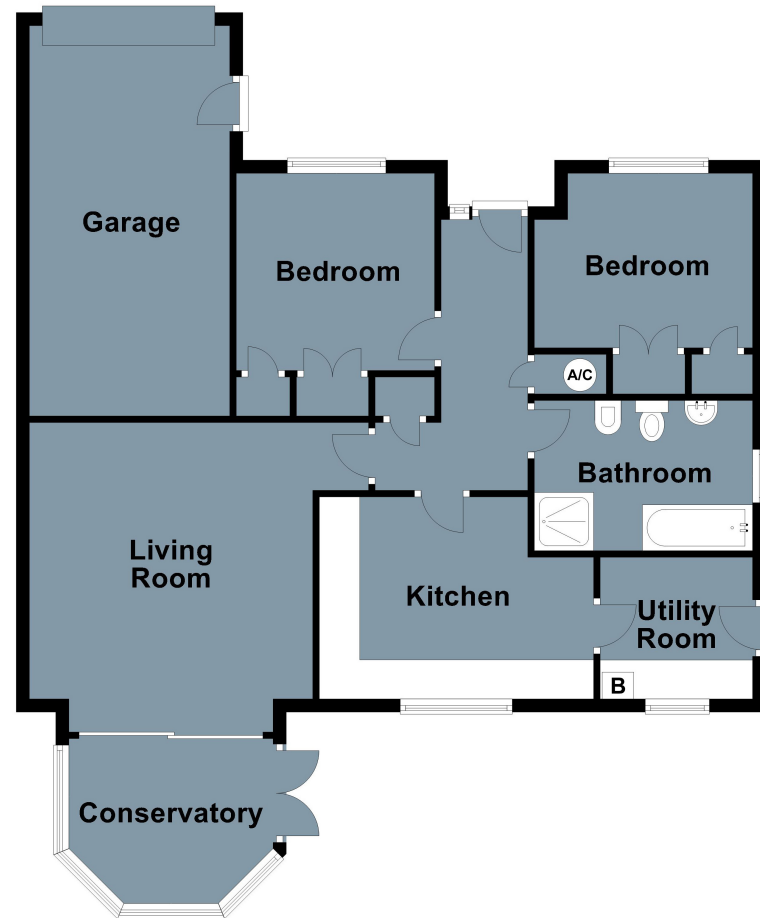


| Energy Efficiency Rating                    |   | Current | Potential |
|---|---|---------|-----------|
| Very energy efficient - lower running costs |   |         |           |
| (92+)                                       | A |         |           |
| (81-91)                                     | B |         | 85        |
| (69-80)                                     | C |         |           |
| (55-68)                                     | D | 67      |           |
| (39-54)                                     | E |         |           |
| (21-38)                                     | F |         |           |
| (1-20)                                      | G |         |           |
| Not energy efficient - higher running costs |   |         |           |
| England, Scotland & Wales                   |   |         |           |

### Ground Floor

Approx. 102.9 sq. metres (1107.2 sq. feet)



Total area: approx. 102.9 sq. metres (1107.2 sq. feet)  
 For illustration purposes only - not to scale



**Bilbrough, Cottage Lane, Westfield, East Sussex TN35 4QG £435,000 freehold**

Set in a convenient location close to the village centre is this modern semi-detached two bedroom bungalow that offers generous accommodation with integral garage, off-road parking and enclosed gardens.

- Semi Detached Bungalow
- 2 Bedrooms
- Integral Garage
- Front and Rear Garden
- Conservatory
- Village Location



## Description

Viewing is essential to appreciate this spacious semi detached two bedroom bungalow that offers generous accommodation with a large reception room that opens into a conservatory and a kitchen that leads into a utility room. The property benefits from gas central heating, double glazing, two double bedrooms and a bathroom with separate shower. There is an integral garage that could be converted subject to the necessary consents and a large area of garden set to both the front and rear. The whole is situated conveniently just a short stroll from the centre of the village, primary school and shop. Viewing highly recommended.

## Directions

From the New Inn Public House in the centre of Westfield proceed along the A28 for a short distance turning left into Cottage Lane where the property will be found as the first bungalow on the left hand side.

What3Words: ///metro.piano.curiosity

## COVERED PORCH

With outside light, double glazed door to

## L-SHAPED RECEPTION ROOM

With loft access, cupboard with hanging and shelving, cupboard housing the water tank.

## LIVING/DINING ROOM

15' 3" x 14' 8" (4.65m x 4.47m) With central limestone fireplace (not in use), sliding doors to

## CONSERVATORY

9' 0" x 7' 0" (2.74m x 2.13m) Of double glazed construction with views of the garden and double doors to the patio.



## KITCHEN

13' 7" x 10' 0" (4.14m x 3.05m) With large window taking in views of the garden, coved ceiling and fitted with a range of base and wall mounted units providing cupboards and drawers with integrated fridge, dishwasher and fitted low level oven. There is a fitted area of granite effect working surface incorporating a one and a half bowl stainless steel sink with mixer tap and drainer and four burner gas hob with extractor fan above. The kitchen provides space for a table and door through to

## UTILITY ROOM

7' 7" x 7' 0" (2.31m x 2.13m) With window looking out onto the garden and glazed door to side, further range of base units with space and plumbing for appliances and stainless steel sink with mixer tap and wall mounted gas boiler to side.

## BATHROOM

11' 0" x 7' 5" (3.35m x 2.26m) With obscured window to side, fitted with a white panelled bath with telephone style taps, pedestal wash hand basin, low level WC and bidet, fitted tile enclosed shower with glazed screen.

## BEDROOM

11' 0" x 9' 0" (3.35m x 2.74m) With double and single cupboards providing hanging and shelving.



## BEDROOM

9' 10" x 9' 7" (3.00m x 2.92m) Window to front and single cupboard providing hanging and shelving.



## GARAGE

19' 7" x 10' 0" (5.97m x 3.05m) With electric roller shutter, power and light, fully painted.

## OUTSIDE

To the front of the property is a block paved area of parking and turning with a level lawn and pathways to the front door, a gate gives access to the side and rear. To the rear there is an area of paved patio that opens out onto the gardens. The gardens are predominantly fence enclosed with planted borders, offering a good degree of privacy.

## COUNCIL TAX

Rother District Council  
Band D - £2,441.02

**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.