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your local independent estate agent

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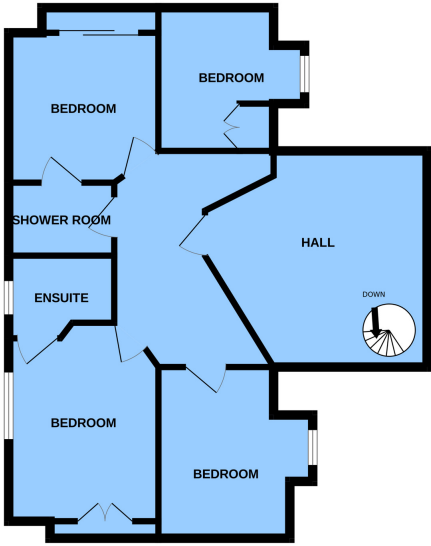
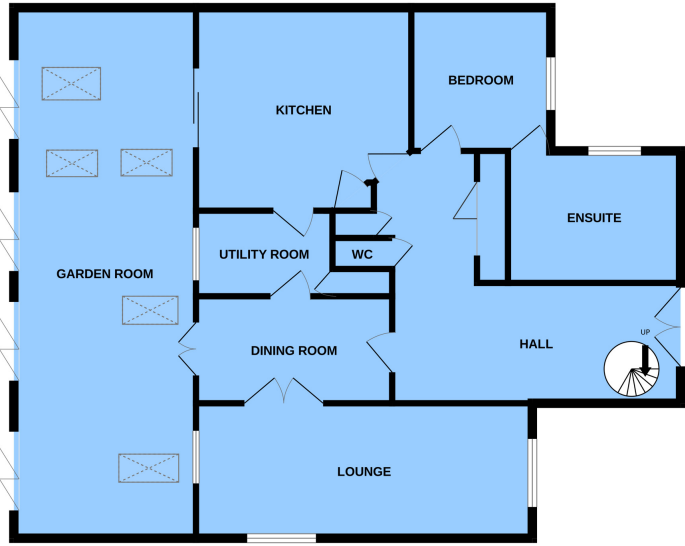
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GROUND FLOOR

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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3 Moor Lane, Westfield, East Sussex TN35 4QU

£400,000 freehold

A detached four bedroom chalet style property occupying a central village location amidst an enclosed plot with off-road parking, garden room extension and two large workshops.

Detached Chalet Property	4 Bedrooms	Central Village Location	Garden Room
2 Workshops/Studios	Off-Road Parking	Chain Free	

Description

This detached chalet style property has been altered and extended over the years to provide a generous and adaptable home that provides four bedrooms. Inside the accommodation is arranged around a large reception hall with two principle reception rooms and a large garden room that extends across the back of the whole property. There is also a ground floor bedroom with en-suite and to the first floor three additional bedrooms and a study. Outside the property sits in an enclosed level plot with a gated entrance to the front (this may not be in working order) and astro turf garden to the rear with two large workshops/studio rooms. The whole is in need of general improvement but viewing is highly recommended.

Directions

From the centre of Westfield, turn into Moor Lane where the property will be found shortly along on the right hand side.
What3Words: ///assist.giving.vote

THE ACCOMMODATION

With approximate room dimensions comprises double hardwood panelled door through to

RECEPTION ROOM

16' 9" x 11' 3" (5.11m x 3.43m) With spiral staircase rising to first floor, double cupboard with shelves.



WC

Fitted with a low level WC with sink, cupboard housing water tank, separate cupboard housing fuseboard.

KITCHEN/BREAKFAST ROOM

14' 7" x 12' 1" (4.45m x 3.68m) A dual aspect room with glazed door to side and fitted with a range of base and wall mounted cabinets providing cupboards and drawers with integrated fridge/freezer, double oven and microwave with a good size area of working surface that incorporates a breakfast bar with stainless steel sink with mixer tap and four burner gas hob with extractor fan above. Sliding doors lead through to the Garden Room, corner cupboard.

UTILITY ROOM

8' 8" x 6' 6" (2.64m x 1.98m) With window to rear, fitted with a range of base and wall mounted units with space and plumbing for appliances and a hard wood working surface incorporating a stainless steel sink with mixer tap and drainer.

DINING ROOM

11' 10" x 8' 6" (3.61m x 2.59m) With double doors to garden room, connecting door to hallway and double doors into

LIVING ROOM

23' 1" x 11' 1" (7.04m x 3.38m) A double aspect room.

GARDEN ROOM

39' 5" x 10' 3" (12.01m x 3.12m) Sink unit, space and plumbing for fridge/freezer, hob with extractor fan, roof lanterns and bi-fold doors opening into the garden.



GROUND FLOOR BEDROOM

11' 0" x 8' 6" (3.35m x 2.59m) With door to

EN-SUITE

Fitted with tile enclosed shower, low level WC, pedestal wash hand basin, heated towel rail.

The staircase leads to the first floor landing, doors to

BEDROOM

11' 0" x 9' 8" (3.35m x 2.95m) overall with window to rear, roof lantern and fitted range of cupboards.

EN-SUITE

Comprising of white panelled bath with tiled surround, wash hand basin, low level WC, heated towel rail.

BEDROOM

11' 2" x 9' 0" (3.40m x 2.74m) With window to front.

SHOWER ROOM

With tile enclosed shower, low level WC, heated towel rail.

BEDROOM

11' 0" x 9' 7" (3.35m x 2.92m) With window to rear, mirror fronted sliding wardrobe housing the gas fired boiler and water tank.

STUDY/BEDROOM

10' 10" x 8' 9" (3.30m x 2.67m) With window to front, cupboard with hanging rail.

OUTSIDE

The property is approached via a gated entrance to a gravel area of parking and turning. Access is giving down each side of the property to an astro turf and gravel garden that is located to the rear with a



DETACHED STUDIO

12' 7" x 8' 0" (3.84m x 2.44m) overall. Partitioned to create a small office, workshop and store room.

SEPARATE DETACHED WORKSHOP

17' 8" x 9' 8" (5.38m x 2.95m) Sub-divided with fitted work bench.

COUNCIL TAX

Rother District Council
TBC

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.