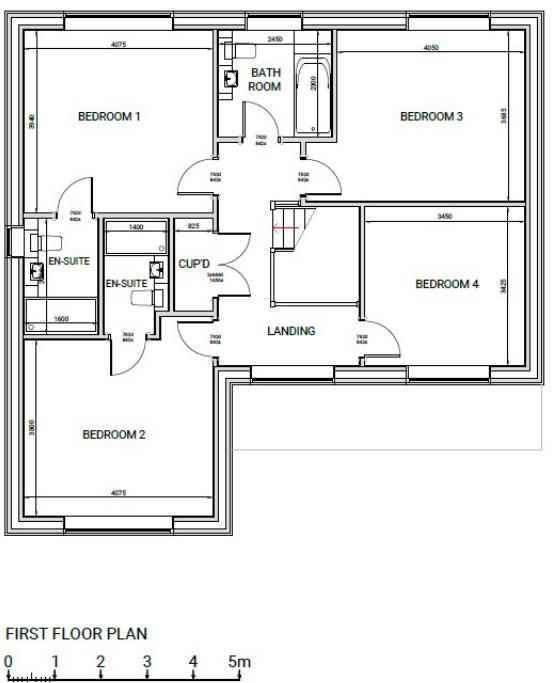




GROUND FLOOR PLAN  
(4b8p - 165m<sup>2</sup> + 19m<sup>2</sup> GARAGE)



## 4 Nursery Field Mill Lane, Westfield, East Sussex TN35 4SU £750,000 freehold

Situated on the rural outskirts of the village, just a short walk to the primary school and village shops, is this brand new development of just four houses that front a private road with lovely views. Benefiting from all the latest refinements, the accommodation extends to 1980 sq. ft. with large level gardens, integral garage and the benefit of a 10 year Protek warranty.

Kitchen with Fitted  
Appliances  
Rural Views

Quartz Worktops  
Private Road  
Chain Free

Oak Doors and Staircase  
Integral Garage

Level Garden  
10 Year Protek Warranty

## Description

4 Pitch Close is the first house to be launched in this new development of just four properties that are situated in a lovely semi-rural location on the fringe of the village with a lovely view over the adjoining countryside. The houses present attractive brick and tile hung elevations below a tiled roof and enjoy all the latest refinements with high levels of insulation, double glazing and Air-source heating with under floor heating to both the first and second floors. Finished to an exacting standard, the accommodation is arranged around a large reception hall with an oak staircase that rises to the first floor galleried landing. At the heart of the house is a stunning kitchen/breakfast room and integrated appliances, Quartz working surfaces with bi-fold doors onto the patio and garden. Glazed doors connect to the main living room and there is also a separate utility room and an integral garage. The first floor offers four large double bedrooms, two with en-suite shower rooms as well as a separate family bathroom. The properties are ideal for family living and outside enjoy level gardens to both the front and rear with block paved parking.

Note: At the time of preparing these details the ownership and shareholding of the private road and communal gardens has not been finalised but each of the properties will have a share in a residents association that will be formed.

Note: The development has been named Pitch Close but this is subject to agreement with the local authority.

## Directions

From the centre of the village proceed in a northerly direction along the A28 passing the doctors surgery on the right hand side. Mill Lane will be found shortly on the left hand side just after the national speed limit sign. Turn into the lane and the properties will be found on the left hand side.

## THE ACCOMMODATION

With approximate room dimensions comprises

## LARGE COVERED PORCH

With external lighting, panelled and glazed door to

## RECEPTION HALL

12' 0" x 10' 0" (3.66m x 3.05m) With stairs rising to first floor with an oak staircase rising to first floor, large under stairs storage cupboard and glazed doors opening to the

## KITCHEN/BREAKFAST ROOM

23' 9" x 12' 0" (7.24m x 3.66m) widening to 12' 9" (3.89m) Enjoying window and bi-fold doors opening out onto the patio and gardens. The kitchen is fitted with a comprehensive range of Shaker kitchen units comprising cupboards and drawers with intelligent storage system and an integrated fridge/freezer, dishwasher and a fitted double Bosch oven. The kitchen enjoys a large area of Quartz working surface, there is a one and a half bowl sink with etched drainer and four ring induction hob with internal extractor fan. The working surface incorporates a breakfast bar but the kitchen opens out into the dining area, with ample space for a table with bi-fold doors onto the garden. From both the reception hall and kitchen, glazed doors open through to the

## DRAWING ROOM

21' 0" x 13' 3" (6.40m x 4.04m) With window to front.



## UTILITY ROOM

7' 5" x 7' 7" (2.26m x 2.31m) With window to rear, fitted with a further range of kitchen cabinets providing cupboards with an integrated washing machine and tumble dryer, Quartz working surface and a stainless steel sink with mixer tap and drainer.

## WC

7' 7" x 3' 3" (2.31m x 0.99m) With obscured window to side, vanity sink unit with mixer tap, low level wc.

## GARAGE

19' 5" x 10' 6" (5.92m x 3.20m) With electric up-and-over door housing the pressurised tank, first floor landing with large window to front, loft access with pull down ladder, large

double cupboard.

## BEDROOM

11' 4" x 11' 2" (3.45m x 3.40m) With picture window taking in lovely views towards open countryside.

## MASTER BEDROOM

14' 6" x 13' 4" (4.42m x 4.06m) With large picture window taking in views over open countryside.

## EN-SUITE

8' 1" x 5' 0" (2.46m x 1.52m) Tile floor, large glazed shower with tiled enclosure, fixed and hand held shower, vanity sink unit with heated mirror above, low level wc, heated towel rail.

## BEDROOM

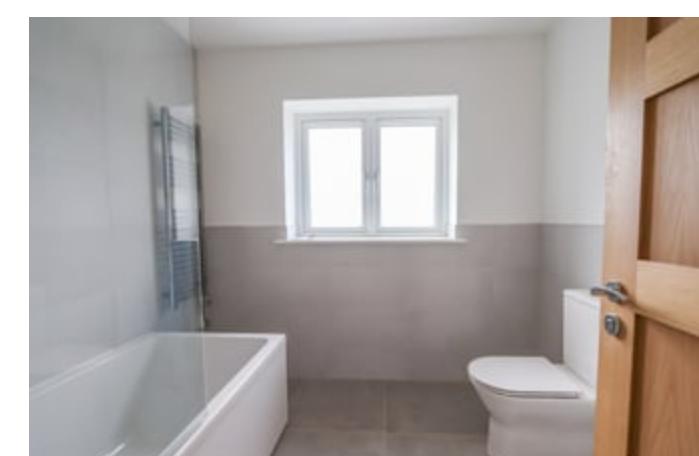
13' 2" x 12' 9" (4.01m x 3.89m) With window looking out over the garden.

## EN-SUITE

8' 3" x 4' 10" (2.51m x 1.47m) Obscured window to side, tiled floor and walls, fitted with a large glazed shower enclosure with fixed and hand held showers, vanity sink unit with heated mirror above, low level wc, heated towel rail.

## FAMILY BATHROOM

8' 0" x 7' 5" (2.44m x 2.26m) Obscured window to side, tiled floor and walls and fitted with a large white panelled bath with fixed and hand held shower attachments, heated towel rail, vanity sink unit with heated mirror above, low level wc.



## BEDROOM

15' 9" x 12' 0" (4.80m x 3.66m) With window

looking out onto the garden.

## OUTSIDE

The property is approached over a private road with a brick pierced entrance that leads to the private area of block paving to the front of the property with access to the garage. The gardens lay level and will be newly turfed to both the front and rear with a large area of sandstone patio, fence and hedge enclosed and larger than average.



**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.