



14 Mill Close, Westfield, East Sussex TN35 4RX
£475,000

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This deceptively spacious detached property is immaculately presented and provides bright and versatile living accommodation comprising a large entrance hallway, sitting room, dining room, conservatory, kitchen, two ground floor double bedrooms, shower room and two further double bedrooms, bathroom and en-suite to the first floor. Outside is a beautifully maintained private garden with ample off street parking and a tandem garage. Ideally located in this sought after village within a quiet close and within easy reach of the excellent local school, doctors, public houses and village shop.

Property approached via brick paved driveway with path leading to uPVC front door leading into:

Entrance Lobby

6'5 x 4'11 (1.96m x 1.50m)

Double glazed window front aspect, ceiling lighting, wooden and partially glazed door leading into:

Entrance Hallway

35 x 6'4 increasing to 9'7 (10.67m x 1.93m increasing to 2.92m)

This welcoming and spacious hallway is fully carpeted, ceiling lighting, two radiators and would provide ample space for home office area with built-in under stairs storage cupboard and further storage cupboard, thermostatic controls to central heating and integral door to garage.

Shower Room

8'9 x 5'10 (2.67m x 1.78m)

Well appointed with a contemporary white suite comprising low level W/C, pedestal hand basin with mixer tap, corner tiled shower cubicle, obscured double glazed window side aspect, ceiling lighting and chrome heated towel rail.

Sitting Room

24'7 x 12'11 (7.49m x 3.94m)

Dual aspect via double glazed windows to the side, large picture double glazed window and door with access to the conservatory and aspect over the rear garden. This spacious room has ceiling and wall mounted lighting, two radiators and a York stone feature fireplace housing a wood burning stove.

Conservatory

9'8 x 7'10 (2.95m x 2.39m)

Off uPVC and double glazed construction with tiled floor, wall mounted lighting, enjoying an aspect over the rear garden, double-glazed door with garden access,

Kitchen

16'10 x 8'9 (5.13m x 2.67m)

Fitted with a matching range of wall and base mounted units incorporating glass display cabinet, laminate roll top work surface, double bowl stainless steel sink with drainer and mixer tap, tiled surround, integral eye level oven

and grill and Hot Point hob with cooker hood over, space, power and plumbing for fridge/freezer and dishwasher, tiled floor, ceiling lighting, single radiator, serving hatch through to dining room, double glazed uPVC door side access and double glazed window rear garden aspect.

Dining Room

13 x 8'10 (3.96m x 2.69m)

Double glazed window rear garden aspect, single radiator, ceiling lighting and serving hatch through to kitchen.

Bedroom Three

13'10 x 12'9 (4.22m x 3.89m)

Double glazed window side aspect, ceiling lighting and single radiator.

Bedroom Four

13'10 x 12'10 (4.22m x 3.91m)

Double glazed window front aspect, ceiling lighting, single radiator, fireplace with wooden mantel and surround and coal effect electric fire.

Staircase with split landing with built-in storage cupboard.

FIRST FLOOR

Galleried landing

Ceiling lighting, single radiator, loft hatch access, airing cupboard housing immersion tank with open shelving, further walk-in eaves storage area with lighting, Velux window and doorway leading into:

Bedroom One

16 x 12 (4.88m x 3.66m)

Double glazed window front aspect, ceiling lighting, single radiator, large walk-in wardrobe and doorway leading into:

En-Suite Shower Room

7'6 x 6 (2.29m x 1.83m)

This well appointed en-suite comprises a contemporary low level W/C and vanity hand basin with mixer tap and storage draws beneath, corner tiled shower cubicle, tiled walls and floor, chrome heated towel rail, inset ceiling lights and extractor.

Bedroom Two

14'7 x 12 (4.45m x 3.66m)

Double glazed window with outlook over the rear garden, single radiator, ceiling lighting and large walk-in wardrobe.



Bathroom

11'7 x 8'1 to the maximum (3.53m x 2.46m to the maximum)
Fitted with a matching suite comprising a low level W/C, pedestal hand basin with mixer tap, panelled bath with mixer tap and shower attachment, tiled corner shower cubicle, partially tiled walls, single radiator, Velux window and ceiling lighting.

OUTSIDE

Front Garden

Principally laid to lawn with mature shrub and flower planted borders, brick paved driveway leading to the integral garage and gated side access.

Garage

29'3 x 11'5 (8.92m x 3.48m)
Tandem garage with electric up and over door, ceiling lighting power points, wall mounted gas fired boiler, double glazed window side aspect, space power and plumbing for washing machine, tumble dryer and freezer, integral door to hallway.

Rear Garden

The beautifully maintained garden is enclosed with fencing and is principally laid to lawn with extensive mature shrub and flower planted borders with specimen trees and a paved seating area adjacent to the rear of the property, exterior lighting. The beautiful gardens enjoy an excellent degree of privacy, one side of which is arranged to a Victorian style kitchen garden with raised beds and hard standing for a greenhouse and the other side gated side access to the front of the property.


Agents Notes

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.

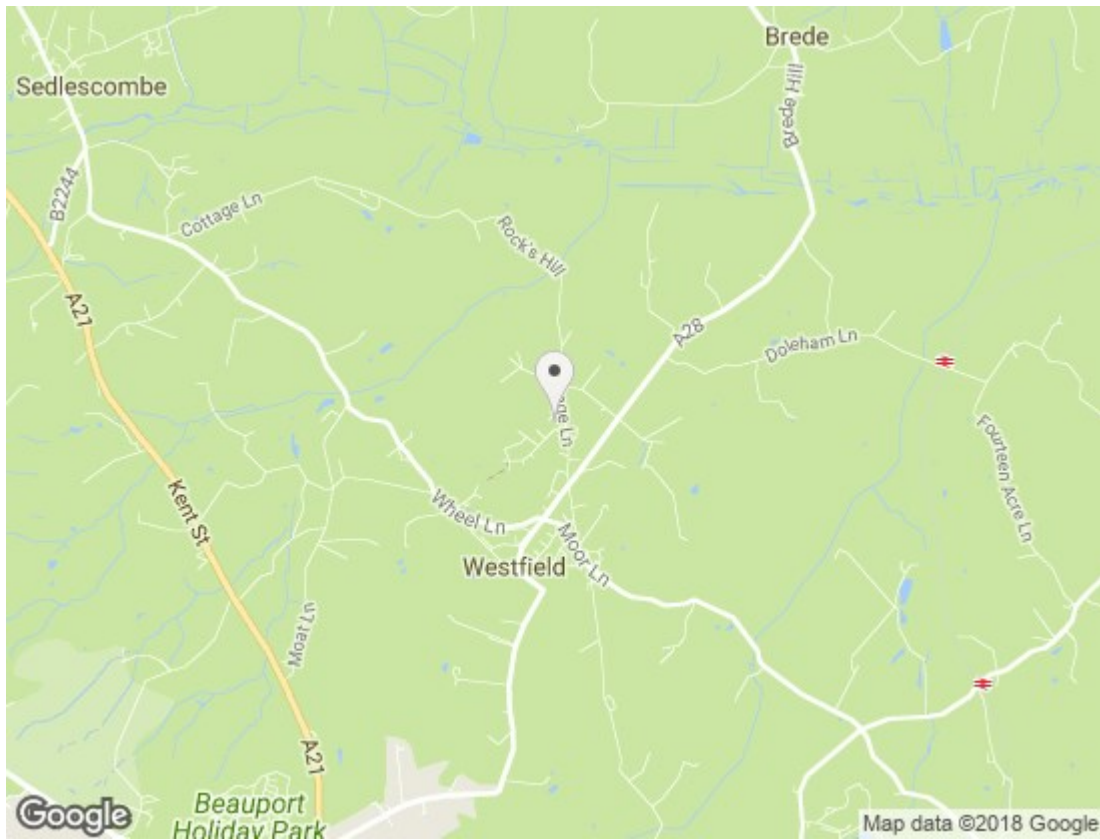


Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C	67	77
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO₂) Rating

	Current	Potential
<i>Very environmentally friendly - lower CO₂ emissions</i>		
(92 plus) A		
(81-91) B		
(69-80) C	62	73
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not environmentally friendly - higher CO₂ emissions</i>		
England & Wales	EU Directive 2002/91/EC	



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