



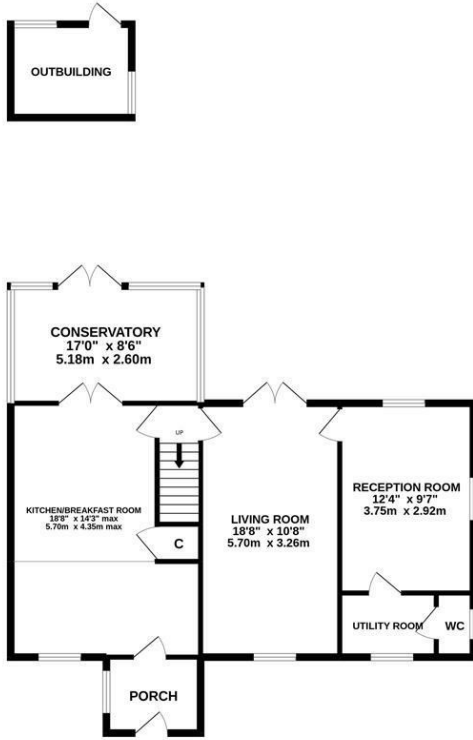
New Cut, Hastings TN35 4RL

Offers in excess of £650,000

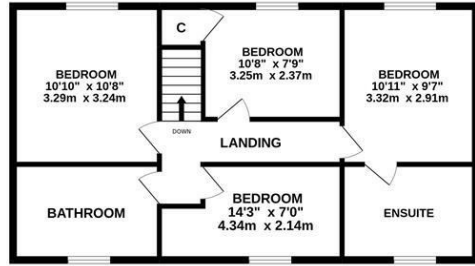


Beautifully presented four bedroom DETACHED HOUSE with a double width driveway and level south facing rear garden. Approached via a quiet lane this fantastic property enjoys a PEACEFUL AND RURAL SETTING within the Village of Westfield where there is a local shop, village pub, butchers and primary school. Having undergone total restoration the accommodation here is PRESENTED TO AN EXCEPTIONAL STANDARD THROUGHOUT and is arranged as a large kitchen breakfast room which enjoys a dual aspect and is fitted with flagstone tiles and UNDERFLOOR HEATING, there are double doors at the rear leading through to the sunny CONSERVATORY which is currently used as a dining room. The kitchen features NEWLY FITTED UNITS with an integrated fridge/freezer, dishwasher and space for a range style oven. The generous centre island doubles as a breakfast bar with space for stool seating and there is a SEPARATE UTILITY ROOM with a handy downstairs cloakroom. The living room enjoys a WOOD BURNING STOVE and double patio doors leading out to the garden and there is also a SECOND RECEPTION ROOM. The first

GROUND FLOOR
956 sq.ft. (88.8 sq.m.) approx.



1ST FLOOR
710 sq.ft. (66.0 sq.m.) approx.



TOTAL FLOOR AREA: 1667 sq.ft. (154.8 sq.m.) approx.

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.

Made with Metreplex ©2022

