



Cottage Lane, Hastings TN35 4QW

Offers in excess of £480,000



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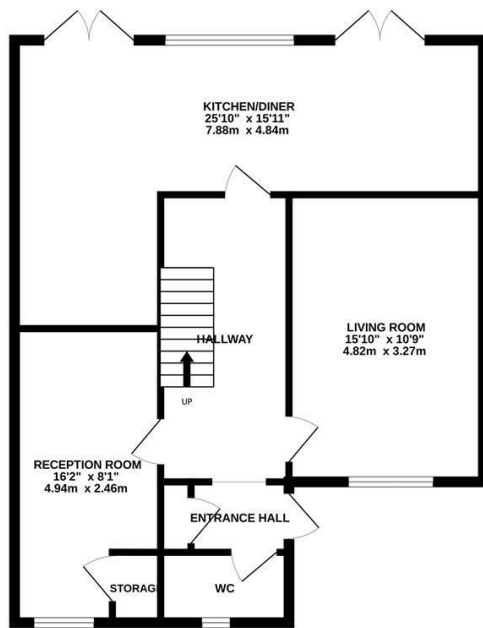


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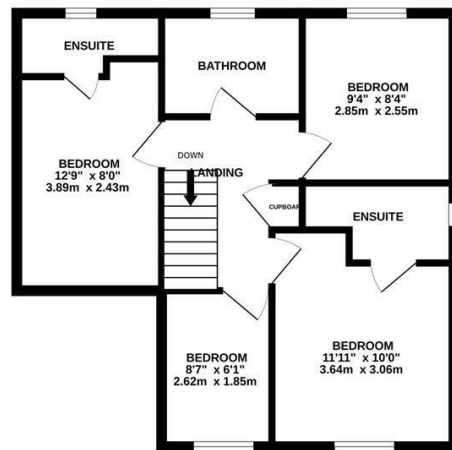


A well presented four bedroom, two reception room FAMILY HOME with OFF ROAD PARKING situated in a semi-rural location within the Village of WESTFIELD offering good local schooling, a range of Village amenities including a shop, butchers and easy access to Hastings and the A21. The accommodation here is arranged as a BRIGHT LIVING ROOM which is positioned at the front of the property while the OPEN PLAN KITCHEN AND DINING ROOM spans the rear enjoying access out to the garden. The kitchen is FITTED WITH CONTEMPORARY UNITS offering ample storage and a handy breakfast bar along with plenty of room for a full dining table creating a family friendly and sociable space. There is also a SECOND RECEPTION ROOM and a DOWNSTAIRS CLOAKROOM on this floor while the first floor houses four bedrooms, three of which are double rooms. Two of the bedrooms have EN-SUITE SHOWER ROOMS and there is also a family bathroom. This home benefits from SOLAR PANELS and UNDERFLOOR HEATING throughout the ground floor. The rear garden is a particular feature here, there is an area of patio off of the kitchen making this the perfect spot to DINE AL-FRESCO followed by a GENEROUS EXPANSE OF LEVEL LAWN leading to two summer houses while to the front of the property there is a DRIVEWAY providing off road parking for multiple vehicles.

GROUND FLOOR
746 sq.ft. (69.3 sq.m.) approx.



1ST FLOOR
507 sq.ft. (47.1 sq.m.) approx.



TOTAL FLOOR AREA : 1253 sq.ft. (116.4 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.

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