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Goulds Drive, Westfield, TN35 4QY

£1,595 Per Calendar Month



# Oliver & Bailey

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**Entrance hallway**

**Kitchen / breakfast room**  
10'0" x 14'4" (3.07m x 4.37m)

**Living room**  
17'7" x 17'11" (5.37m x 5.47m)

**Cloakroom**

**Landing**

**Bedroom One**  
11'6" x 7'3" (3.51m x 2.22m)

**Bedroom Two**  
10'5" x 10'3" (3.18m x 3.14m)

**Bedroom Three**  
10'9" x 11'6" (3.30m x 3.53m)

**Ensuite**

**Bedroom Four**  
6'9" x 11'8" (2.06m x 3.58m)

**Front and rear gardens**

**Allocated parking for two cars**



**Furnished Options: Unfurnished**

**Council Tax Band: D**

**Available Date: 2nd August 2024**

# Oliver & Bailey

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**WELL PRESENTED FOUR BEDROOM SEMI DETACHED HOUSE IN A VILLAGE LOCATION...** Call Acacia or Ellie at Oliver & Bailey to view this bright and spacious house.

Located in the village of Westfield, a popular location for schooling, within walking distance to local amenities and bus routes to Hastings Town Centre.

Accommodation is arranged over two floors there is a large inviting hallway with separate cloakroom, a modern fitted kitchen with integrated, fridge/freezer, dishwasher, oven and hob. To the rear of the property there is a large living room with patio doors leading onto enclosed rear garden.

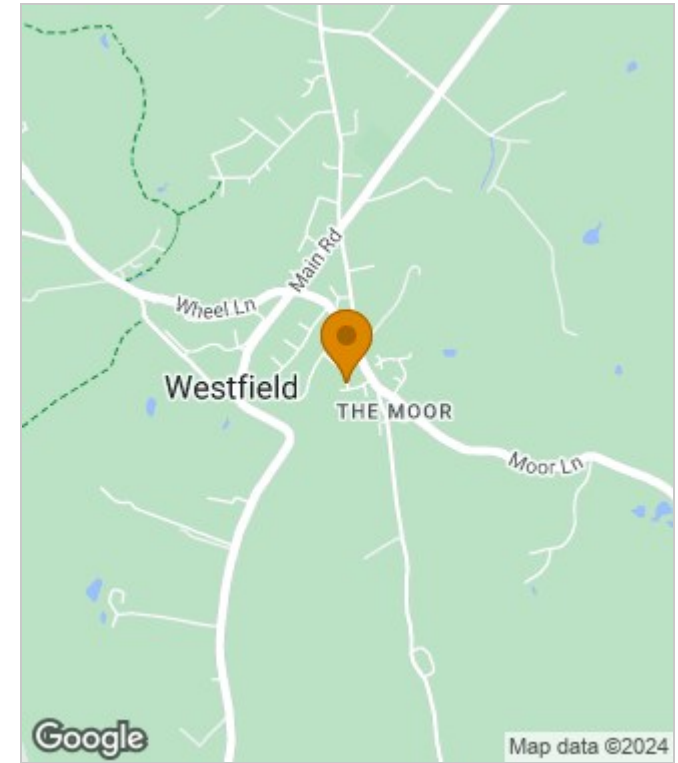
On the first floor there is a master bedroom with en-suite shower room, three further bedrooms and bathroom with shower over bath.

Further benefits to the property are gas central heating, double glazing and two allocated parking spaces.

# FLOORPLAN



# AREA MAP



| Energy Efficiency Rating                    |  | Current                 | Potential |
|---|--|-------------------------|-----------|
| Very energy efficient - lower running costs |  |                         |           |
| (92 plus) A                                 |  |                         |           |
| (81-91) B                                   |  |                         |           |
| (69-80) C                                   |  |                         |           |
| (55-68) D                                   |  |                         |           |
| (39-54) E                                   |  |                         |           |
| (21-38) F                                   |  |                         |           |
| (1-20) G                                    |  |                         |           |
| Not energy efficient - higher running costs |  |                         |           |
|   |  | 78                      | 88        |
| <b>England &amp; Wales</b>                  |  | EU Directive 2002/91/EC |           |

| Environmental Impact (CO <sub>2</sub> ) Rating                  |  | Current                 | Potential |
|---|--|-------------------------|-----------|
| Very environmentally friendly - lower CO <sub>2</sub> emissions |  |                         |           |
| (92 plus) A   |  |                         |           |
| (81-91) B   |  |                         |           |
| (69-80) C   |  |                         |           |
| (55-68) D   |  |                         |           |
| (39-54) E   |  |                         |           |
| (21-38) F   |  |                         |           |
| (1-20) G  |  |                         |           |
| Not environmentally friendly - higher CO <sub>2</sub> emissions |  |                         |           |
| <b>England &amp; Wales</b>                                      |  | EU Directive 2002/91/EC |           |

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.