



PAUL STRIPP

Wheel Lane, Westfield, TN35  
£500,000

5 2 4 1164 sq ft

**PAUL STRIPP**  
ESTATE AGENT PERSONAL SERVICE  
EAST SUSSEX



*RENOVATED property, DOUBLE freehold share, 999yr leases. HEATING & HOT WATER in service charge. 5 BEDROOMS, bespoke kitchen, 4 PARKING spaces, BEAUTIFUL communal gardens. Historic building w/ ROYAL links. Enjoy apartment benefits & COUNTRY living in scenic Sussex countryside.*



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L207 50722

# Key Features

- Newly renovated property combining two apartments
- Double share of freehold and 900-year leases
- No heating or water charges, included in service charge
- Custom-fitted kitchen with Bosch appliances
- Five spacious bedrooms, including versatile office or bedroom option
- Two modern bathrooms
- Four allocated parking spaces
- Stunning communal gardens with picturesque views
- Prestigious building with royal history
- Idyllic rural setting in the beautiful Sussex countryside





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ANY SUNDAY



Experience a newly renovated property merging two apartments in a prestigious building. This remarkable transformation includes a new kitchen, flooring, bathrooms, and decor. The property benefits from a double share of the freehold, 999-year leases, Heating and Hot water costs as included in the service charge. A new boiler and oil tank have been installed.



Enter the living room through double doors, admiring the wood floor, feature bay window, and ornate coving around a black log burner with a white mantle. Find a storage area under the stairs and a door to the ground floor communal entrance.

The ground floor bathroom offers a bath, and the custom-fitted kitchen features a white marble-effect worktop, Bosch oven, hob, and enchanting garden views. Bedroom five, ideal as an office, is a generously-sized double room with double-aspect windows and garden views.

Ascend the stairs to a hallway, leading to a single bedroom overlooking gardens, complete with a tall window and radiator. The bathroom offers a walk-in shower, towel radiator, WC, full tiling, and sink with vanity unit. The spacious third bedroom is a large double with double windows surrounding a feature fireplace. The fourth bedroom, a single, also showcases picturesque garden views.

The main bedroom offers panoramic views through sweeping windows, and four parking spaces are included. The communal gardens are absolutely stunning.

Once a part of the Bowes Lyon estate in 1862 and later owned by the Queen Mother's brother, the 15th Earl of Strathmore and Kinghorne, this unique property, converted in 1980s, offers apartment convenience and rural country living amid the stunning Sussex countryside.

Westfield, a charming village in East Sussex, offers a perfect blend of rural beauty, historical landmarks, and a welcoming community, making it an ideal destination for those seeking a quintessential English countryside experience.

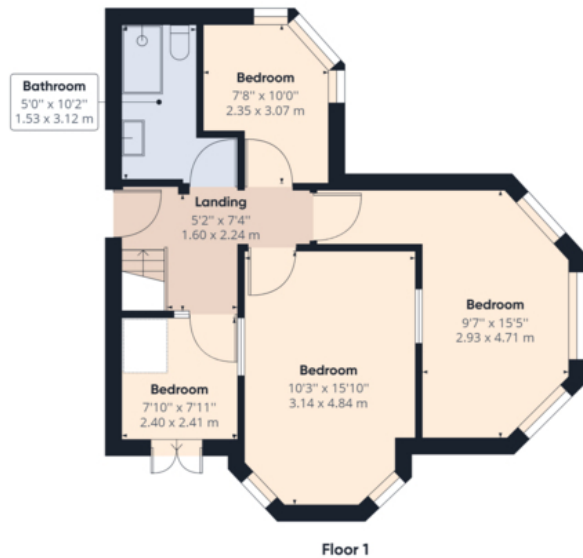
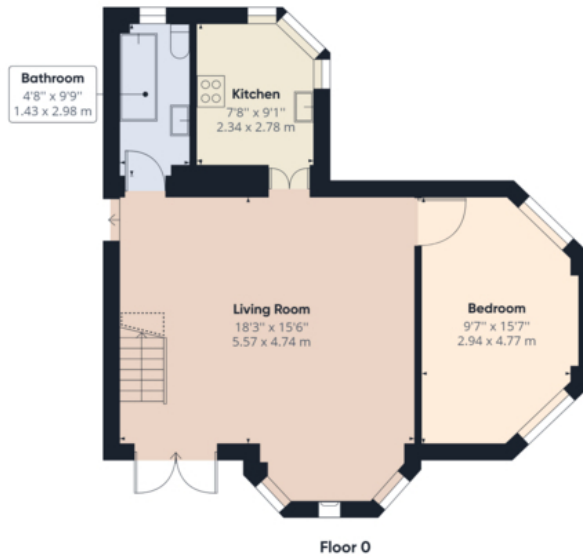








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ESTATE AGENT



**Approximate total area<sup>(1)</sup>**

1164.74 ft<sup>2</sup>  
108.21 m<sup>2</sup>

**Reduced headroom**

12.68 ft<sup>2</sup>  
1.18 m<sup>2</sup>

(1) Excluding balconies and terraces

☐ Reduced headroom  
(below 1.5m/4.92ft)

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE360



**Tenure Type:** Share of Freehold  
**Council Tax Band:** D  
**Council Authority:** Rother

