



Wheel Lane, Hastings, TN35
Offers In Excess Of £675,000

 4  2  8  1471 sq ft





Character cottage in a central village location with four bedrooms, two bathrooms, large driveway, beautiful wrap around gardens and a detached garage with existing planning potential to add a first floor home office.



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Key Features

- Four double bedrooms
- Stunning en-suite
- Ground floor cloakroom and first floor family bathroom
- Planning permission for extension over the garage
- Wrap around gardens
- Large drive for plenty of parking
- Unique central village location
- Period features
- Beautifully maintained
- Three reception rooms with one log burner and one open fire place







Character cottage in a central village location with four bedrooms, two bathrooms, large driveway, beautiful wrap around gardens and a detached garage with existing planning potential to add a first floor home office.

Located on Wheel Lane in Hastings, this character property offers a unique residential opportunity. The home features four spacious bedrooms and two well-appointed bathrooms. The property provides ample space for multiple vehicles or additional storage needs.

Planning permission has been granted to build above the garage which could be another standalone room and also allows for a w/c just off
"...Proposed part conversion of detached garage with first floor extension to create home office..." RR/2022/1213/P

Entering through the original door, the hallway features terracotta tile floors and an exposed brick wall with a window into the dining room. The open fireplace with brick fire and terracotta tile floor adds warmth, while the window overlooking the front terrace and cupboard door under the stairs with feature handles enhance the charm.

The reception room boasts a large open inglenook fireplace with log burner and shelving units on the left. Terracotta tiles lead to the kitchen and rear reception room. The rear reception room has exposed floorboards, double aspect French doors to the rear garden and terrace, creating a spacious and light-filled area.

The utility area is fitted with terracotta tiles and a window leading to the kitchen. It joins onto the rear reception room and includes space for white goods with a door to the rear garden. The cloakroom features an exposed brick wall, window, terracotta tiles, toilet, and sink.

The kitchen offers a range of white units and drawers with a window on the front aspect. It includes an inbuilt cooker and hob with terracotta tiles on the floor.

The landing leads to a double bedroom on the left overlooking the garden with double storage above stairs and exposed floorboards.

Another good-sized double bedroom has exposed floorboards, a window on the front aspect, and a storage cupboard.

The third double bedroom includes inbuilt storage cupboards, a carpeted floor, and a window on the side aspect.

The main bedroom is spacious with double windows offering views over fields and treelines. It features exposed floorboards and an ensuite with wallpaper WC, sink, and roll-top bath. Planning permission has been granted for alterations on the front aspect.

The bathroom is fitted with tiled floors, a walk-in shower, WC, window, and radiator.

Externally this property benefits from wrap-around gardens perfect for outdoor activities or gardening enthusiasts alongside an extensive driveway providing ample parking space which adds further convenience.

Situated within walking distance are local amenities including shops offering daily essentials alongside butchers ensuring fresh produce availability regularly while local pubs offer socializing opportunities nearby.

Located within the claverham catchment area and close to a range of private and state schools. It is also a short drive to the historical town off Rye and the sandy beaches of Camber. In the village itself there is the Butcher, post office/newsagent and popular pub all within a two minute walk of the property. Westfield has a strong sense of community and there is a range of activities to become involved in.

Contact us now to arrange your visit!

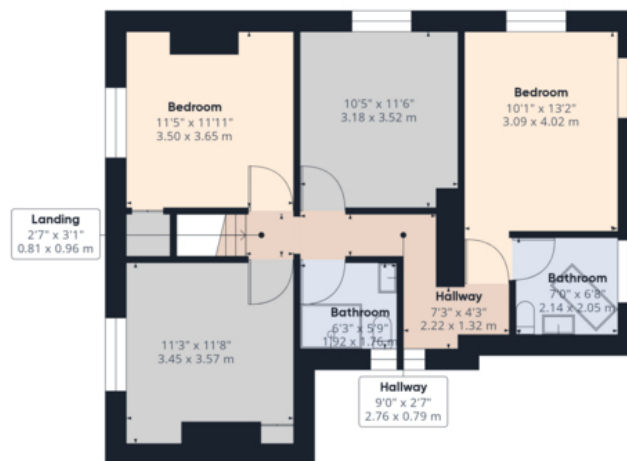








Floor 0



Floor 1



Approximate total area⁽¹⁾

1471.52 ft²

136.71 m²

Reduced headroom

0.08 ft²

0.01 m²

(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.

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Tenure Type: Freehold

Council Tax Band:

Council Authority: