



Moloney
COUNTRY PROPERTY



LABURNUM COTTAGE WESTFIELD

LABURNUM COTTAGE, CHAPEL LANE, WESTFIELD, HASTINGS, EAST SUSSEX.TN35 4QX

AN IMMACULATELY PRESENTED, 3 BED VICTORIAN SEMI DETACHED COTTAGE, ALONG WITH 2 ACRES OF LAND AND STABLES, TUCKED OFF THE MAIN ROAD IN THE CENTRE OF THE VILLAGE. SITTING/DINING ROOM WITH WOODBURNING STOVE, KITCHEN, UTILITY/BOOT ROOM, GROUND FLOOR SHOWER ROOM, 3 BEDROOMS, BATH & SHOWER ROOM. BEAUTIFULLY PLANTED REAR GARDEN ALONG WITH PADDOCKS AND STABLE BUILDING. DETACHED GARAGE, AMPLE PARKING. VIEWS TO THE REAR.

ACCOMMODATION LIST: ENTRANCE HALL, SHOWER ROOM, KITCHEN, DINING ROOM, SITTING ROOM, UTILITY/BOOT ROOM, 1ST FLOOR LANDING, 3 BEDROOMS, BATH AND SHOWER ROOM. ENCLOSED FRONT GARDEN, DRIVEWAY PROVIDING PARKING OPENING TO FURTHER PARKING AREA AND GIVING ACCESS TO THE DETACHED GARAGE, TIMBER GARDEN STORE, SUMMER HOUSE, GOOD SIZED REAR GARDEN. STABLE BUILDING, LAND DIVIDED INTO PADDOCKS & WOODLAND. GFCH.



Composite front door to:

ENTRANCE HALL: Obscure double glazed window to side. Inset ceiling lights. Karndean wood effect floor. Door to stairs, door to kitchen.

SHOWER ROOM: Fitted with white suite comprising WC, hand basin set into laminate surround with double doored cabinet below. Shower cubicle with glass sliding door & screen to side. Karndean wood effect floor. Extractor, inset ceiling lights.

KITCHEN: Double glazed window to the front. Fitted with range of white base and wall units with roll edge laminate worktop over, inset with single bowl, single drainer stainless steel sink unit. Kenwood electric range style cooker with stainless steel splashback and extractor canopy over. Space for under counter fridge. Full height shelved larder cupboard. Plumbing for dishwasher. Painted panelled ceiling. Display shelves. Worcester Greenstar gas fired boiler. Opening to:

SITTING ROOM/DINING ROOM: Sitting room with double opening UPVC double glazed doors to the rear paved terrace. Cast iron wood burning stove on stone hearth. Picture rail, radiator cover, wall light points. Karndean wood effect floor. Dining area: UPVC double glazed window to the side. Matching floor.



GUIDE PRICE £575,000



Door to:

UTILITY/BOOT ROOM: Part glazed door with window alongside leading out to the rear paved terrace. Worktop with eye level cupboards above, space for further appliances. Inset ceiling light.

Turned staircase with double glazed window to side to:

HALF LANDING: Matching window to side. Upper Landing: Matching doors to all rooms. Loft hatch. Inset ceiling lights.



BEDROOM ONE: Double glazed window enjoying views over the garden and land to the rear. Range of fitted wardrobe cupboards with hanging rails and shelves, cupboards above. Wall lights.

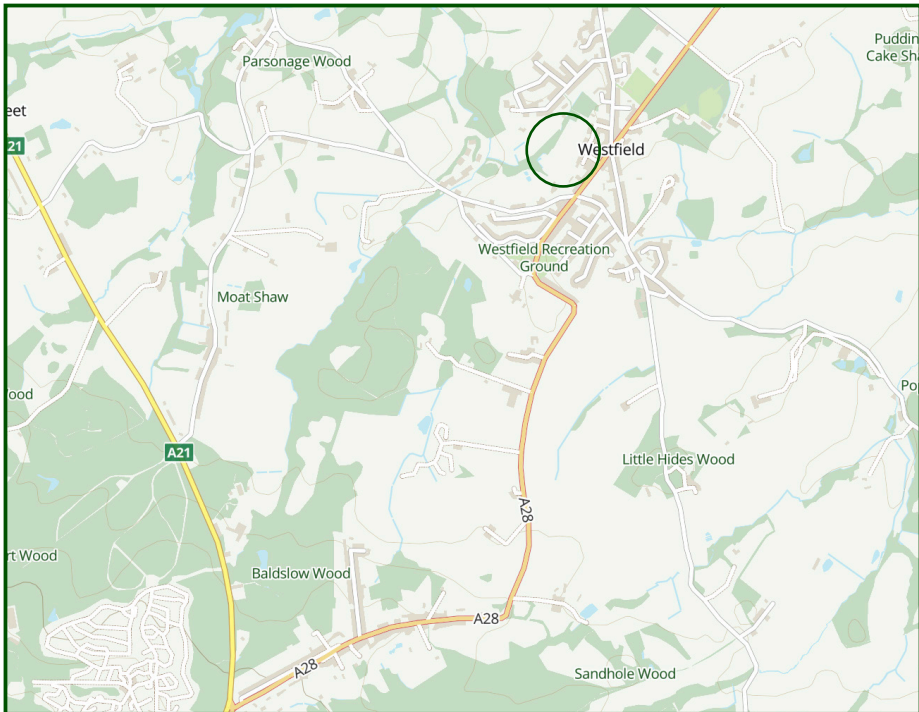
BEDROOM TWO: Double glazed window enjoying views over the garden and land beyond to the rear. Wall to wall range of fitted wardrobe cupboards with matching cupboards above.

BEDROOM THREE: Twin double glazed windows to the front. Painted cast iron fire surround (not in use) with airing cupboard to side housing hot water tank with immersion heater and slatted shelves. Agents Note: This was formerly 2 rooms and could be divided once again with the original door still in place.



BATH/SHOWER ROOM: Obscured glazed window to the front. Fitted with white suite comprising WC, hand basin set into double doored vanity unit and shower bath with glass screen to side set into tiled surround.

OUTSIDE: The property is approached from the lane over a pull-in parking space with vehicular gates leading to further driveway giving access to the detached brick built garage with timber store and summer house to the rear. A gate leads from the driveway to a paved path giving access to the front door with brick raised bed and small paved seating area. The beautifully planted rear garden is mainly laid to lawn with enclosed kitchen garden to one side **Cont.**



IMPORTANT NOTICE: Moloney Country Property provides these particulars in good faith for guidance purposes only. The vendors of the property have supplied to us the aforementioned measurements of garden, and/or land sizes. We wish to stress that Moloney Country Property whilst able to digitally measure land sizes, takes no responsibility for any errors or omissions incurred as a result of this process. We strongly encourage purchasers to satisfy themselves that the particulars contained herein are accurate prior to entering into negotiations and/or incurring any professional costs. Please note that we have not conducted a structural survey of the property nor have we tested any of the heating, drainage, services, fittings or sanitary items in this property.

and enclosed area to the other. Gates at the end of the drive give access to the land, divided into two main fenced paddocks with stable yard and wooded area along the rear stream lined boundary, believed to measure 2 acres (tbv).

AGENTS NOTE: The vendor intends to place an overage clause in the contract in regards to any future development of the land.

SERVICES: All mains services are connected. Gas central heating. Fibre optic broadband

FLOOR AREA: 117m² (1,259 ft²)

EPC RATING: 'C'

LOCAL AUTHORITY: Rother District Council.

COUNCIL TAX BAND: 'D'

TENURE: Freehold

TRANSPORT LINKS: For the commuter, Battle and Robertsbridge stations provide services via Tonbridge to London Charing Cross, whilst Ashford International provides a fast service to St. Pancras and Europe.

The Motorway network (M25) can be easily accessed at Junction 5 via the A21 (at Sevenoaks).

DIRECTIONS: Travelling south on the A28, continue into Westfield over the small crossroads, take the next right turning into the unmade road, Chapel Lane, bear right at the end and Laburnum Cottage will be found after a short distance on the left.

What3Words (Location): ///mole.wisdom.forest

VIEWINGS: All viewings by appointment. A member of the team will conduct all viewings, whether or not the vendors are in residence.

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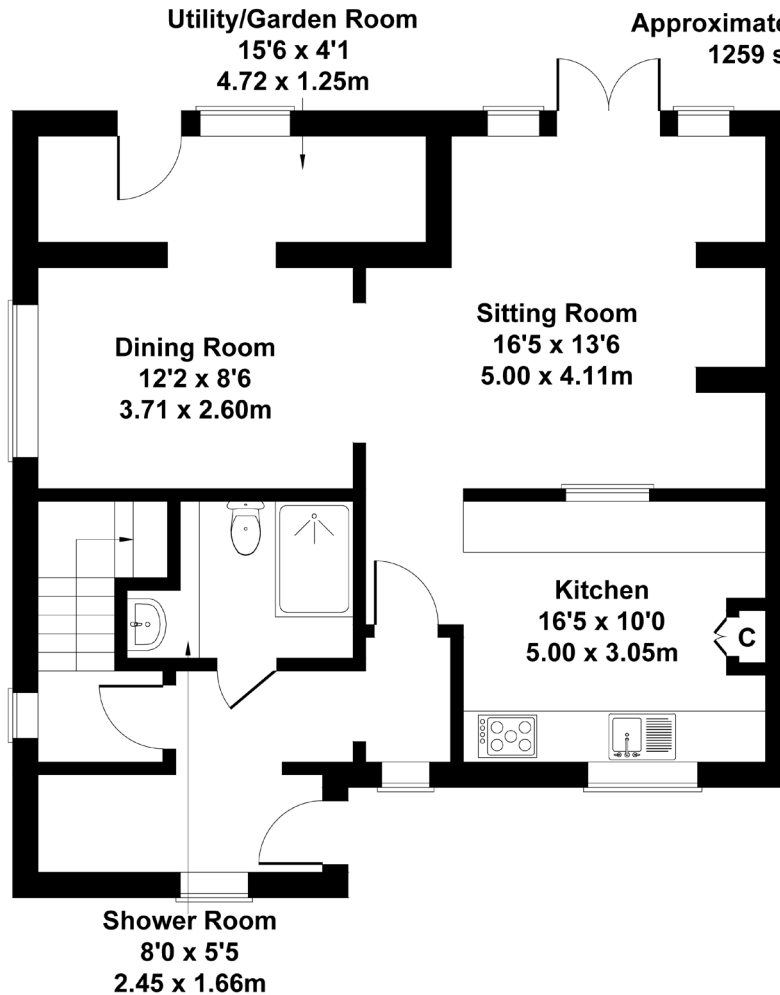
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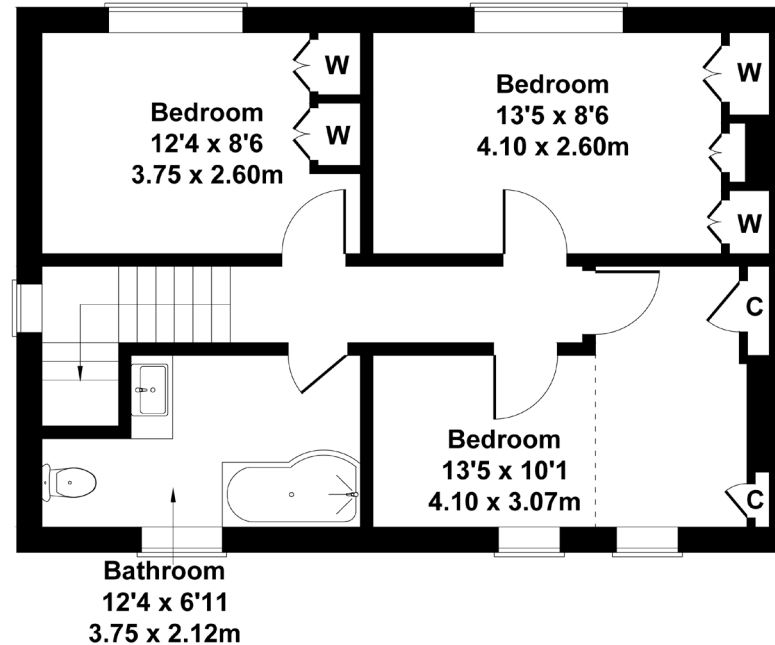
Laburnum Cottage

Approximate Gross Internal Area
1259 sq ft - 117 sq m

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	70 C	75 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		



GROUND FLOOR



FIRST FLOOR

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