



Heathlands, Westfield Hastings TN35 4QZ



welcome to

Heathlands, Westfield Hastings

Guide Price **** £360,000 - £375,000 ****

Three bedroom Semi Detached House situated in a popular area of Westfield, comprising a lounge/diner, garage, off road parking and gardens to



Entrance Porch

Access via entrance porch, sliding patio door to front with double glazed obscured door leading to

Entrance Hall

Staircase rising to the first floor, understairs storage cupboard, laminate flooring, radiator and doors off to the following

Cloakroom

Fitted with a low level wc, wash hand basin set into vanity unit, partly tiled walls, tiled flooring and double glazed window to side aspect.

Lounge/diner

24' 6" max x 11' 10" (7.47m max x 3.61m)
Double glazed windows to the front and rear aspects, radiator, featured fireplace and TV/ telephone points.

Kitchen

9' 10" x 7' 10" (3.00m x 2.39m)
Double glazed window to the rear, matching wall and base units with worksurfaces over, stainless steel one and a half bowl sink and drainer unit with mixer tap, space for electric oven with cooker hood over, space for washing machine, space for fridge freezer, wall mounted gas boiler and laminate flooring.

First Floor Landing

Trap hatch to loft space, double glazed window to the side aspect and airing cupboard housing water cylinder.

Bedroom One

12' 11" max x 11' 10" (3.94m max x 3.61m)
Double glazed window to the front aspect, radiator and built in wardrobes.

Bedroom Two

12' x 9' 5" (3.66m x 2.87m)
Double glazed window to the rear aspect, radiator and built in wardrobes.

Bedroom Three

10' 2" x 6' 7" (3.10m x 2.01m)

Double glazed window to the front aspect, radiator and built in wardrobes.

Shower Room

Fitted with a shower cubicle with glass door, pedestal wash hand basin, low level wc, heated ladder towel rail, vinyl flooring and obscured window to the rear aspect.

Front Of The Property

Front garden has a area of lawn with block paved driveway providing off road parking, garage with up and over door and door leading through to the rear garden.

Garden

Large rear garden with garden shed, access to garage, gated side access and patio area.



Total floor area 95.6 sq.m. (1,029 sq.ft.) approx

This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.



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Heathlands, Westfield Hastings

- Semi-detached House
- Three Bedrooms
- Open Plan Lounge/Diner
- Bathroom & Additional wc
- Garage & Off Road Parking

Tenure: Freehold EPC Rating: C

guide price

£360,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
HAS121036 - 0003

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