



PCMA
ESTATE AGENTS

Ridgewell, Cottage Lane, Westfield, TN35 4QG

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Price £650,000

PCM Estate Agents are delighted to offer for sale this THREE DOUBLE BEDROOM, TWO BATHROOM, DETACHED BUNGALOW with DOUBLE GARAGE. Occupying a GENEROUS PLOT in the highly sought-after Village of Westfield. Offered to the market CHAIN FREE

The property offers spacious accommodation throughout comprising an entrance hallway, 19ft DUAL ASPECT LOUNGE, 15ft KITCHEN-BREAKFAST ROOM, separate UTILITY ROOM, THREE DOUBLE BEDROOMS, two of which have their own EN SUITE plus a SEPARATE WC. The property occupies a LARGE PLOT but could also be considered to have POTENTIAL FOR DEVELOPMENT subject to the necessary planning consents.

The property currently offers LARGE WRAP AROUND GARDENS, most of which is to the side of the property, whilst to the front there is a block paved drive providing OFF ROAD PARKING for multiple vehicles leading to a DOUBLE GARAGE.

Located within reach of local shops, Doctor's Surgery and schools, as well as being within easy reach of the A21 and the historic town of Battle.

Please call PCM Estate Agents now to arrange your immediate viewing to avoid disappointment.

PRIVATE FRONT DOOR

Leading to:

SPACIOUS ENTRANCE HALLWAY

Airing cupboard, storage cupboard, wall mounted thermostat control, radiator.

LOUNGE

19'4 x 15' (5.89m x 4.57m)

Dual aspect with double glazed windows to front aspect, sliding patio door to side aspect leading out to the garden, feature fire surround, television point, radiator.

KITCHEN-BREAKFAST ROOM

15'10 x 12'10 (4.83m x 3.91m)

Comprising a range of eye and base level units with worksurfaces over, four ring electric hob with extractor above, integrated oven, integrated microwave, integrated fridge freezer, integrated dishwasher, inset sink with mixer tap, double glazed windows to rear and side aspect, ample space for breakfast table and chairs, radiator, door to:

UTILITY ROOM

7'10 x 5'10 (2.39m x 1.78m)

Offering ample space for additional appliances with worksurfaces over, double glazed window to rear aspect, radiator, door to side aspect providing access to garden.

BEDROOM

14'6 x 12' (4.42m x 3.66m)

built in wardrobes, double glazed window to rear aspect, radiator.

EN SUITE

Walk in shower, wash hand basin with storage below, wc, bidet, radiator, tiled walls, extractor fan, double glazed window to rear aspect.

BEDROOM

15'10 x 14'1 (4.83m x 4.29m)

Range of fitted wardrobes, double glazed window to front aspect, radiator, door to:

EN SUITE

9'10 x 7'10 (3.00m x 2.39m)

Panelled bath with mixer tap, separate walk in shower, wc, bidet, wash hand basin, tiled walls, extractor fan, double glazed obscured window to rear aspect.

BEDROOM

12'11 max x 11'11 (3.94m max x 3.63m)

Double glazed window to front aspect, radiator. Currently used as a dining room.

SEPARATE WC

Wash hand basin with storage below, wc, radiator, extractor fan, tiled walls.

DOUBLE GARAGE

19'10 x 18' (6.05m x 5.49m)

Up and over electric door, window and personal door to rear aspect.

GARDEN

The property occupies a large plot which boasts generous wrap around gardens, most of which is to the side of the property and mainly laid to lawn, featuring a range of mature shrubs, plants and trees.

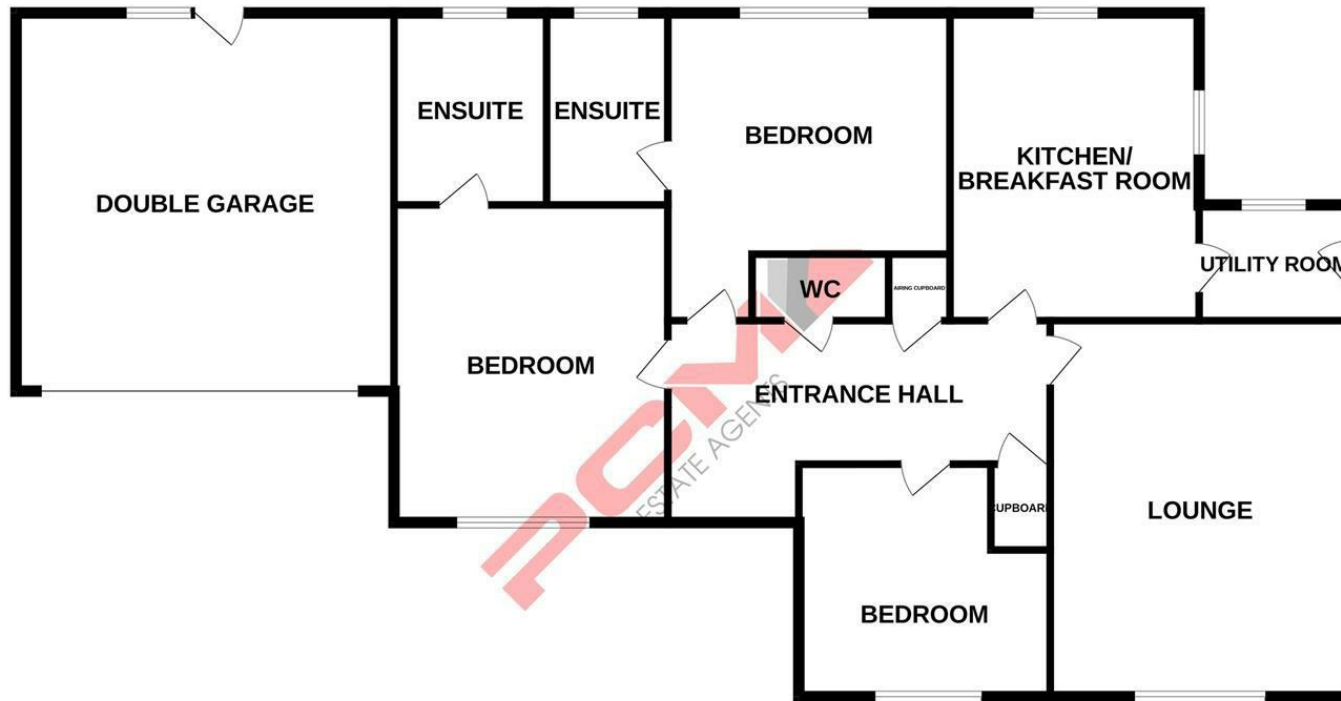
OUTSIDE - FRONT

Large block paved driveway providing off road parking for multiple vehicles.

Council Tax Band: F



GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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PCM endeavour to maintain accurate depictions of properties in Floor Plans and descriptions, however, these are intended only as a guide and purchasers must satisfy themselves by personal inspection. PCM have not tested any services, appliances, equipment or facilities, and nothing in these details should be deemed to be a statement that they are in good working order or that the property is in good structural condition or otherwise.

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			
England & Wales	EU Directive 2002/91/EC		

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ emissions			
England & Wales	EU Directive 2002/91/EC		