

**PCMA**  
ESTATE AGENTS

**Kamula House, Chapel Lane, Westfield, TN35 4QX**

Web: [www.pcmestateagents.co.uk](http://www.pcmestateagents.co.uk)  
Tel: 01424 839111

**Offers In The Region Of £700,000**

Located in this tucked away and quiet location in the hugely sought-after village of Westfield is this individually designed and superbly presented DETACHED HOME offering SPACIOUS and ADAPTABLE ACCOMMODATION arranged over two floors incorporating FIVE BEDROOMS, THREE BATHROOMS, 31ft LOUNGE-DINER, 17FT KITCHEN-BREAKFAST ROOM, LARGE MASTER BEDROOM with BALCONY and EN SUITE SHOWER ROOM, and gardens to the front providing OFF ROAD PARKING for multiple vehicles leading to a LARGE DOUBLE GARAGE and SUPERBLY LANDSCAPED GARDENS to the rear extending to a good size also.

Benefits of this fine home including UNDERFLOOR HEATING, double glazing and is conveniently located for access to the heart of Westfield village with its local shopping facilities, public house and access to roads leading to the nearby town of Hastings with its comprehensive range of shopping, sporting, recreational facilities, mainline railway station, seafront and promenade.

There truly is only one way to appreciate this STUNNING HOME, call now to arrange your immediate viewing to avoid disappointment.

#### **CANOPIED ENTRANCE PORCH**

With exterior lighting, front door to

#### **SPACIOUS ENTRANCE HALL**

With window to front aspect, feature and wooden glass staircase rising to upper floor accommodation, granite tiles with under floor heating, inset ceiling spot lighting, wall light points, door to

#### **KITCHEN/BREAKFAST ROOM**

17'4" x 11'3" (5.28 x 3.43)

Double glazed windows to rear and side aspects, stainless steel inset sink with mixer tap over, range of high gloss modern base units comprising cupboard and drawers set beneath granite work surfaces with matching up stands, stainless steel chimney style cooker hood over inset five burner AEG gas hob, stainless steel AEG double oven and grill, integrated fridge, integrated dishwasher, island unit with cupboards and drawers set beneath granite top extending to breakfast bar, granite tiled floor with underfloor heating, inset ceiling spot lighting, door to utility room (described later) open plan to

#### **LOUNGE/DINER**

31'6" x 14'7" NARROWING TO 11'8" (9.60 x 4.45 NARROWING TO 3.56)

Two sets of part glazed double doors returning to hallway, granite tiled floor with under floor heating, double glazed windows to rear aspect, two sets of double glazed double doors opening to rear garden with further set of double glazed double doors opening to side, wood burning stove set into chimney breast with facing to both lounge and dining section

#### **UTILITY ROOM**

11'3" x 5'7" (3.43 x 1.70)

Double glazed window to front aspect, stainless steel inset sink with mixer tap over, range of base units comprising cupboards and drawers set beneath granite work surfaces with matching up stand, cupboard housing wall mounted gas boiler, matching wall units over, plumbing for washing machine, granite tiled floor with under floor heating, door opening to side

#### **BEDROOM**

11'11" x 11'6" (3.63 x 3.51)

Double glazed window to front aspect, granite tiled floor with under floor heating, inset ceiling spot lighting, wardrobes with sliding doors, return door to hallway

#### **BEDROOM**

11'4" x 9'0" (3.45 x 2.74)

Double glazed window to front aspect, granite tiled floor with under floor heating, inset ceiling spot lighting, return door to hallway

#### **SHOWER ROOM**

Double glazed window to side aspect, pedestal wash hand basin with mixer tap over, low level wc, tiled shower cubicle, tiled floor with under floor heating, return door to hallway

#### **FIRST FLOOR LANDING**

Inset ceiling spot lighting, double glazed window to front aspect, built-in cupboard, under floor heating

#### **BEDROOM**

14'8" x 13'5" (4.47 x 4.09)

Under floor heating, double glazed double doors opening to balcony overlooking the rear gardens, return door to landing, door to

#### **EN-SUITE SHOWER ROOM**

Double glazed window to rear aspect, wash hand basin with tiled splash back set into vanity unit beneath, low level wc, shower cubicle with mixer spray multiple jets with built-in radio and speakers, tiled floor with under floor heating, inset ceiling spot lighting, cupboard housing hot water cylinder

#### **BEDROOM**

13'6" x 11'6" (4.11 x 3.51)

Double glazed window to front aspect, under floor heating, return door to landing

#### **BEDROOM**

18'3" x 11'4" (5.56 x 3.45)

Double glazed windows to front and rear aspects, built-in cupboards, trap hatch to loft space, under floor heating, return door to landing

#### **BATHROOM**

Double glazed window to side aspect, part tiled walls, panelled bath, pedestal wash hand basin, low level wc, tiled floor with under floor heating, return door to landing

#### **FRONT GARDEN**

Block paved driveway providing off-road parking for multiple vehicles with shrubs and leading to

#### **DETACHED DOUBLE GARAGE**

20'9" x 14'6" (6.32 x 4.42)

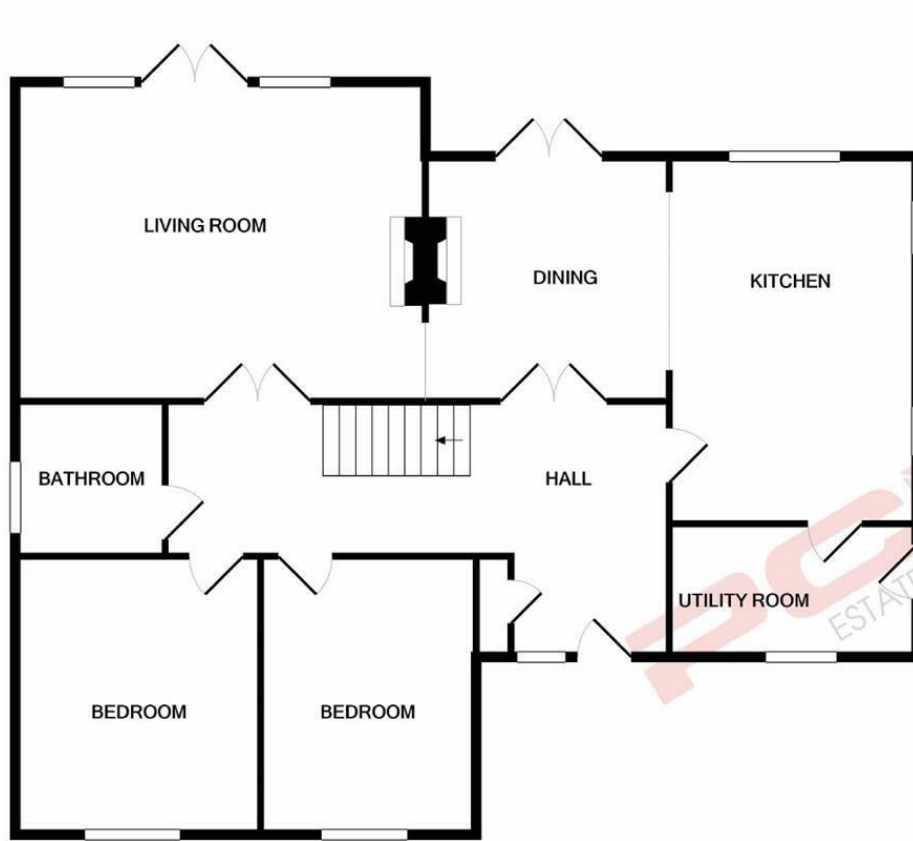
Electric up and over door, light and power, personal door to rear storage area (described later) trap hatch to first floor boarded loft area with Velux windows to side

#### **REAR GARDENS**

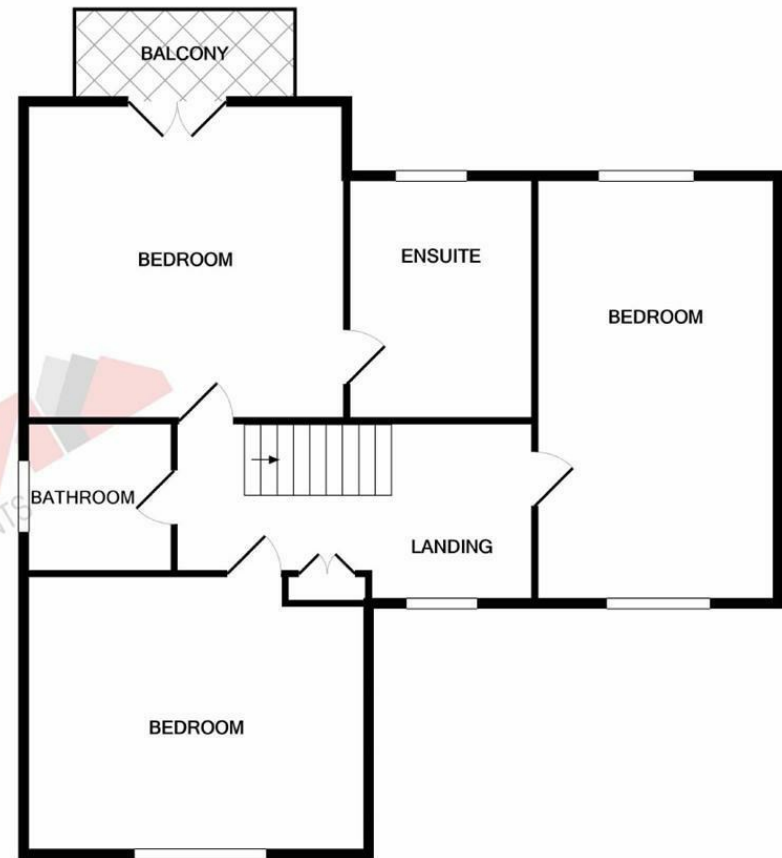
A particular feature of the property and offering a superb deal of seclusion with good sized decking area leading to gardens laid principally to lawns with flower beds, trees and shrubs, outside tap, side access Storage Area - ( 13'5 x 9') Double glazed window to side, light and power, door opening to garden.

Council Tax Band: F





GROUND FLOOR



1ST FLOOR

Whilst every attempt has been made to ensure the accuracy of the floor plan 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  
 Made with Metropix ©2020

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 <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	

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.