



ESTATE AGENTS

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Offers In Excess Of £450,000

Located within a sought-after quiet cul-de-sac within the SEMI-RURAL village of Westfield is this spacious FOUR DOUBLE BEDROOM, TWO BATHROOM, DETACHED CHALET STYLE PROPERTY with a PRIVATE AND SECLUDED FAMILY FRIENDLY REAR GARDEN.

The accommodation is in need of some updating and comprises an entrance porch, hallway, 16ft lounge, 17ft KITCHEN-DINER, downstairs BEDROOM, bathroom and SEPARATE WC, whilst to the first floor there are THREE FURTHER BEDROOMS all of which are doubles in addition to a bathroom. Externally the property enjoys a FAMILY FRIENDLY REAR GARDEN which extends to a good size and is PREDOMINANTLY LEVEL throughout, whilst to the front there is a driveway providing OFF ROAD PARKING and a GARAGE.

Located close to local shops & schooling facilities, whilst also being within easy reach of the A21 in addition to the historic town of Battle and Hastings town centre. The property is considered an IDEAL FAMILY HOME, please call now to arrange your immediate viewing to avoid disappointment.

PRIVATE FRONT DOOR

Leading to:

ENTRANCE PORCH

Double glazed windows to front and side aspects, door to:

HALLWAY

Stairs rising to first floor accommodation, under stairs storage cupboard, radiator, double glazed window to side aspect.

LOUNGE

16'10 x 11'11 (5.13m x 3.63m)

Double glazed window to front aspect, feature fire surround, radiator.

KITCHEN-DINER

17'8 x 12'3 (5.38m x 3.73m)

Comprising a range of eye and base level units with worksurfaces over, breakfast bar, space for range cooker with extractor above, space and plumbing for dishwasher, space for fridge freezer, space and plumbing for washing machine, double glazed window to rear aspect overlooking the garden. The dining area offers ample space for dining table and chairs, radiator, double glazed French doors to rear aspect leading out to the garden.

BEDROOM

15'5 x 11' (4.70m x 3.35m)

Dual aspect room with double glazed windows to front and rear aspects, radiator.

BATHROOM

Panelled bath with shower attachment, wash hand basin, part tiled walls, radiator, double glazed obscured window to side aspect.

SEPARATE WC

Part tiled walls, wc, double glazed obscured window to side aspect.

FIRST FLOOR LANDING

Loft hatch, built in storage cupboard, door providing access to eaves storage.

BEDROOM

11'10 x 11'6 (3.61m x 3.51m)

Double glazed window to front aspect, radiator.

BEDROOM

12'1 max x 11'6 max (3.68m max x 3.51m max)

Double glazed windows to rear aspect, radiator, door providing access to eaves storage.

BEDROOM

12'6 x 12'1 (3.81m x 3.68m)

Double glazed window to rear aspect, radiator.

BATHROOM

Freestanding bath, dual flush wc, wash hand basin, radiator, extractor fan, double glazed obscured window to rear aspect.

REAR GARDEN

Private and secluded, family friendly rear garden being predominantly level throughout. The garden is mainly laid to lawn and features a range of mature shrubs, plants and trees. There is a patio area towards the end of the garden with greenhouse, enclosed fenced boundaries and gate providing side access to the front of the property.

OUTSIDE - FRONT

Block paved drive providing off road parking in addition to an area of front garden which is laid to lawn.

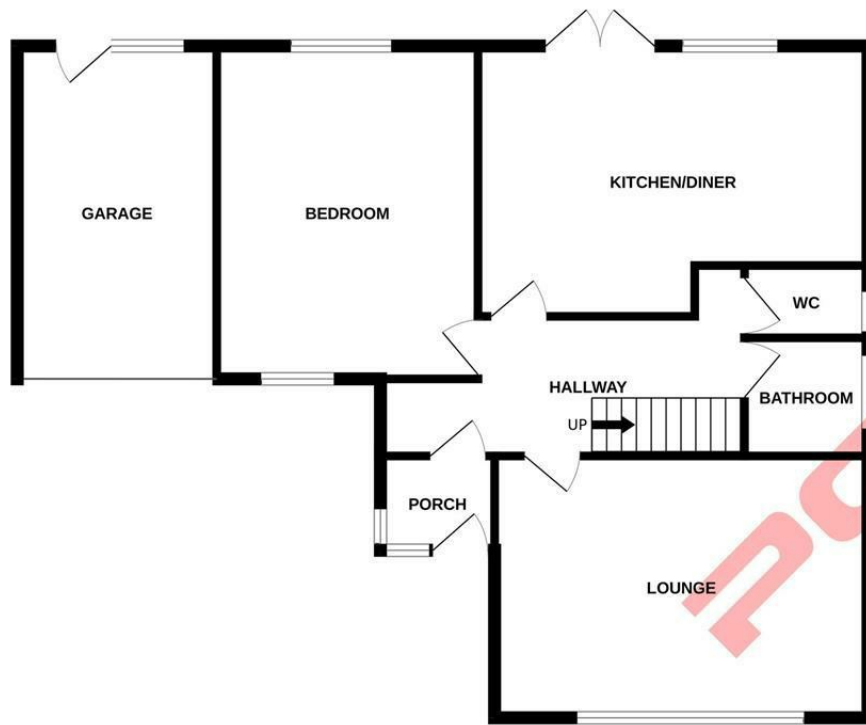
GARAGE

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

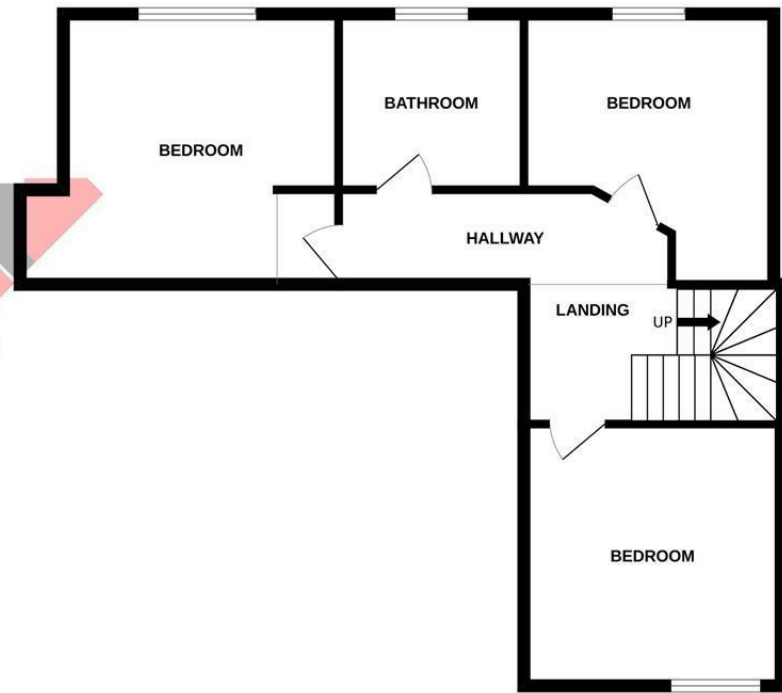
Council Tax Band: D



GROUND FLOOR



1ST 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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Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
(92 plus) A	82
(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	82
(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	

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.