



ESTATE AGENTS

**Innside, Main Road, Westfield, TN35 4QE**

Web: [www.pcmestateagents.co.uk](http://www.pcmestateagents.co.uk)  
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**Price £475,000**



Situated in the heart of WESTFIELD Village is this INDIVIDUALLY STYLED, FOUR BEDROOMED, TWO BATHROOMED, DETACHED HOUSE enjoying benefits including gas central heating, double glazing, 17ft KITCHEN/ DINER with a wealth of INTEGRATED APPLIANCES, 17ft LOUNGE, ground floor bedroom/ study, ground floor CLOAKROOM & wc, EN SUITE SHOWER ROOM & wc to master bedroom, family bathroom & wc and outside, ENCLOSED GARDENS TO THE REAR and OFF ROAD PARKING facilities also.

Situated within easy reach of the nearby local school, local shopping facilities, and roads leading to the nearby town of Hastings with its comprehensive range of shopping, sporting, recreational facilities, mainline railway station, seafront and promenade.

The only way to appreciate this home, offered to the market with VACANT POSSESSION and CHAIN FREE, is to arrange an immediate viewing via the owners agents, call now to book your immediate viewing to avoid disappointment.

#### **CANOPIED ENTRANCE PORCH**

Exterior light, part glazed front door to;

#### **ENTRANCE HALL**

Windows to front side aspect, double glazed window to front aspect, staircase rising to upper floor accommodation, radiator, double cloaks cupboards, telephone points, central heating thermostat, tiled floor.

#### **CLOAKROOM**

Wash hand basin with tiled splashback, low level wc, tiled floor, inset ceiling spotlight, return door to hallway.

#### **LOUNGE**

17'11" x 11'10" max (5.46 x 3.61 max)

Double glazed window to front aspect, two radiators, feature fire surround, fitted wood burner, double glazed double doors opening to rear garden, wall light point, return doorway to hallway,

#### **KITCHEN/ DINER**

17'10" max x 15'1" max narrowing to 10'0" (5.44 max x 4.60 max narrowing to 3.05)

Double glazed windows to rear and side aspects, part tiled walls, stainless steel inset one ½ bowl sink with mixer tap over, range of base units comprising cupboards and drawers set beneath working surfaces, matching wall units over, stainless steel and glass chimney style cooker hood over five ring ceramic hob, two stainless steel electric ovens beneath, integrated wine cooler, integrated fridge freezer, integrated dishwasher, integrated washing machine, inset ceiling spotlighting, radiator, integrated tumble dryer, tiled floor, part double glazed door opening to rear garden ( described later).

#### **BEDROOM/ STUDY**

9'0" max x 7'0" max (2.74 max x 2.13 max)

Double glazed window to front aspect, radiator, return door to hallway.

#### **FIRST FLOOR LANDING**

Trap hatch to loft space, built in storage cupboard with shelving, airing cupboard with hot water cylinder.

#### **BEDROOM ONE**

12'8" max x 11'10" max (3.86 max x 3.61 max)

Double glazed window to front aspect enjoying views over rooftops to open fields, radiator, return door to landing, door to;

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

Tiled walls, tiled shower cubicle with rain waterfall shower and wash hand basin set into vanity unit beneath with mixer tap over, low level wc, heated towel rail/ radiator, inset ceiling spotlighting, tiled floor, return door to bedroom one.

#### **BEDROOM TWO**

14'11" x 10'3" (4.55 x 3.12)

Double glazed windows to rear aspect, radiator, built in wardrobe, return door to landing.

#### **BEDROOM THREE**

9'6" max narrowing to 7'0" x 9'0" max (2.90 max narrowing to 2.13 x 2.74 max)

Double glazed window to front aspect, built in wardrobe, radiator, return door to landing.

#### **BATHROOM**

Double glazed window to front aspect, tiled walls, white suite comprising panelled bath with over bath shower and fitted shower screen, pedestal wash hand basin with mixer tap over, low level wc, heated towel rail/ radiator, inset ceiling spotlighting, return door to landing.

#### **FRONT GARDEN**

Walled to front with raised flowerbeds, block paved area and front gate.

#### **REAR GARDEN**

Good sized patio area leading to gardens laid to lawn with flowerbeds and shrubs, sheds, enclosed by wall, outside power points, outside light, outside tap, side access.

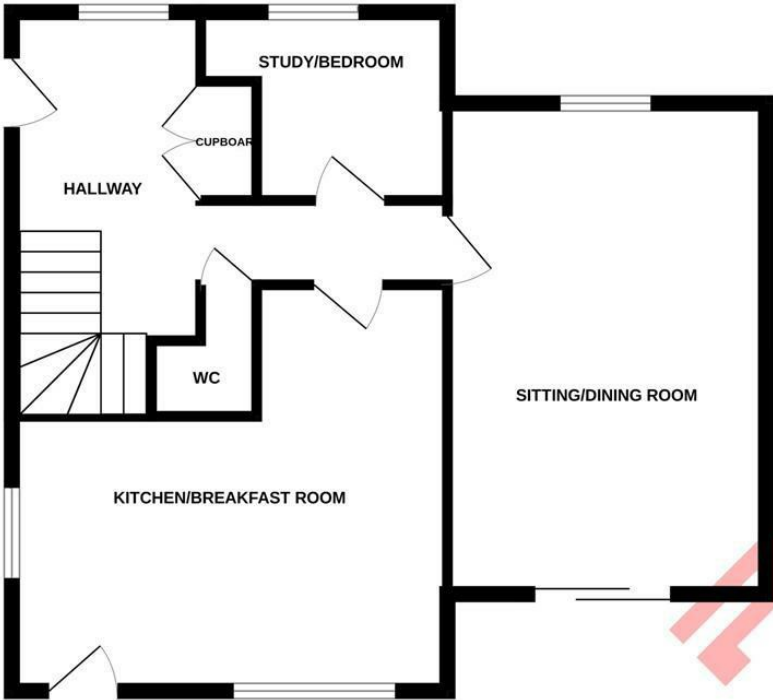
#### **PARKING**

There is an allocated car parking bay to the side of the property also.

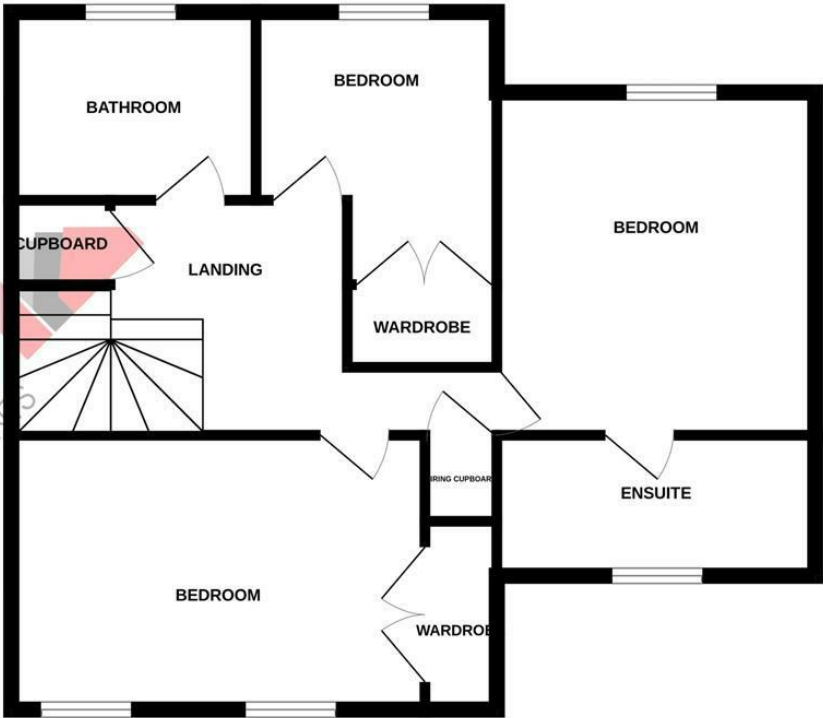




GROUND FLOOR



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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