

**23 Goulds Drive,  
Westfield, East Sussex TN35 4QY  
Guide Price £425,000**

Rush Witt & Wilson are pleased to offer a spacious energy efficient family home on the outskirts of Westfield. The well presented accommodation comprises four bedrooms, one with en suite shower room, family bathroom, double aspect living / dining room, kitchen / breakfast room and ground floor cloakroom. Good size rear garden with outdoor entertaining area. There is a substantial detached outbuilding making an ideal home office / studio. The property benefits from SOLAR PANELS AND BATTERY. For further information and to arrange a viewing please call our Rye Office 01797 224000

**Locality**

The property forms part of a small residential development on the outskirts of Westfield. The village offers a range of daily amenities including general store, butchers, public house / restaurant, doctors surgery and primary school.

Beautiful undulating countryside surrounds the village with rural walks.

The areas primary towns of Hastings, Battle and Rye are each only a short drive away containing many places of historic and general interest as well as offering further shopping, sporting and recreational facilities.

**Entrance hallway**

A wide reception area with door to the front and stairs to first floor.

**Cloakroom**

7'8" x 3'2" (2.35 x 0.98)  
Wash basin and wc.

**Kitchen / Breakfast Room**

14'4" x 10'1" (4.38 x 3.08)  
Window to the front. Fitted with a range of modern cupboard / drawer base units and matching wall mounted cabinets. Integrated dish washer. Space and plumbing for washing machine and tumble dryer. Upright units housing oven / grill and fridge freezer. Worktop with inset sink and four burner gas hob with extractor over. Matching wall mounted cabinets. Window to the front. Space for table and chairs.

**Living Room / Dining Room**

17'10" x 17'7" (5.45 x 5.38)  
A generous double aspect room with window to the side, further window and double doors to the rear. Deep under stairs cupboard.

**First Floor**

Stairs rise from the entrance hallway. Built in cupboards.

**Bedroom**

10'8" x 10'8" (3.27 x 3.27)  
Window to the front.

**En Suite Shower Room.**

8'0" x 3'2" (2.44 x 0.97)  
Shower cubicle, wash basin and wc.

**Bedroom**

11'9" x 6'9" (3.6 x 2.07)  
Window to the front. Currently used as a dressing room.

**Bedroom**

14'0" x 10'2" max (4.29 x 3.10 max)  
Window to the rear.

**Bathroom**

8'1" x 6'8" (2.47 x 2.04)  
A white suite comprising panel spa bath with shower / screen over, pedestal wash basin and wc. Generous wall / floor tiling.

**Bedroom**

10'7" x 7'4" (3.24 x 2.24)  
Window to the rear.

**Outside**

The garden is a particular feature, a paved terrace abuts the property and is accessed from the living / dining room, this leads onto a gentle sloping lawn and a path continues to the Office / studio.

There is a bespoke outdoor entertaining area comprising pergola covered terrace.

Garden shed and storage area.

**Office / Studio**

15'3" x 10'3" (4.65 x 3.14)  
A substantial detached timber outbuilding, an ideal home office / studio but considered suitable for a variety of purposes, subject to any necessary consents.

**Parking**

There are two spaces immediate adjoining the property and a further hardstanding just to the right, linked to the rear garden.

**Solar Panels**

The property benefits from recently installed solar panels and battery. Full details available on request.

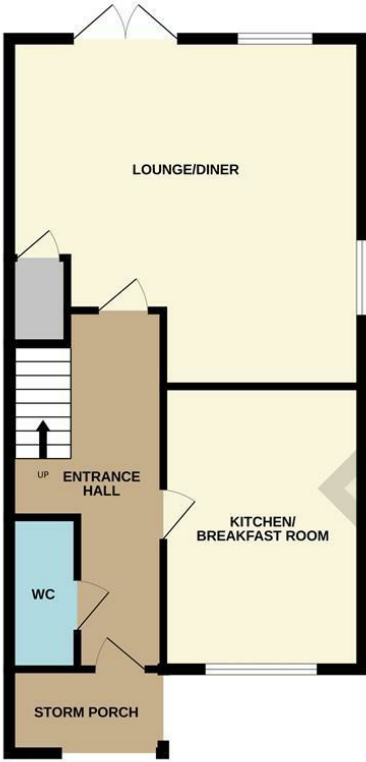
**Agents Notes**

None of the services or appliances mentioned in these sale particulars have been tested.

It should also be noted that measurements quoted are given for guidance only and are approximate and should not be relied upon for any other purpose.

Council Tax Band D

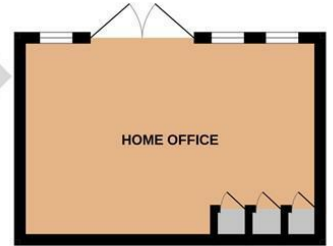
GROUND FLOOR  
607 sq.ft. (56.4 sq.m.) approx.



1ST FLOOR  
573 sq.ft. (53.2 sq.m.) approx.



GARDEN STUDIO  
157 sq.ft. (14.6 sq.m.) approx.



TOTAL FLOOR AREA : 1337 sq.ft. (124.2 sq.m.) approx.

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) <b>A</b>		<b>93</b>	<b>95</b>
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
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) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	



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