

**RUSH
WITT &
WILSON**

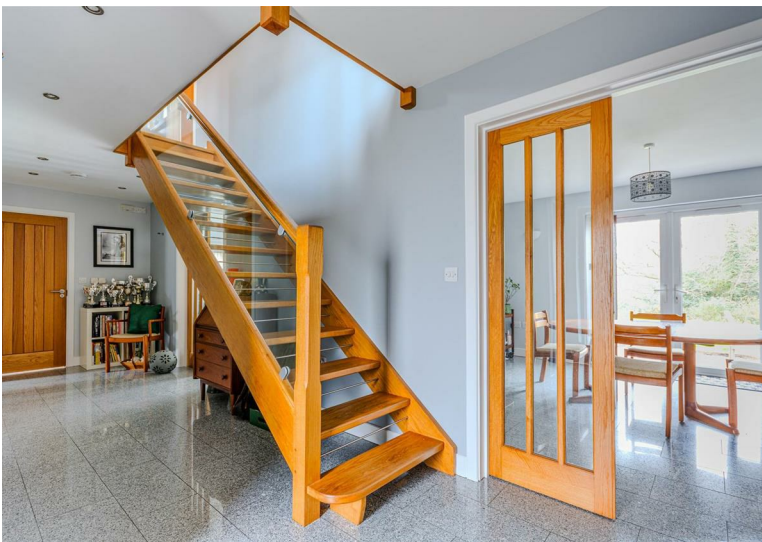


**Kamula, Chapel Lane, Westfield, East Sussex TN35 4QX
£725,000**

This stunning contemporary detached home is located in a quiet tucked away lane location within the sought-after village of Westfield. The individually designed property has been finished to an exceptionally high standard and offers spacious and versatile accommodation that benefits from underfloor heating through-out. Comprising an entrance hall, semi-open plan sitting room and dining room with double sided fire place, impressive high gloss kitchen/breakfast room, utility room, shower room, snug/bedroom four and study/bedroom five. To the first floor there is a galleried landing, large master bedroom with a balcony overlooking the rear garden with beautiful rural views and an en-suite shower room, two further bedrooms and a bathroom.

Outside there is a delightful and generous landscaped rear garden, ample off street parking to the front for multiple vehicles and a detached double garage with a workshop to the rear.

Conveniently located within the heart of Westfield village with its local shopping facilities, public house and primary school. Its also within Claverham school catchment area. A short drive leads to the nearby seaside town of Hastings and bustling market town of Battle with a mainline railway station serving London Charing Cross.



The property is approached on a tucked away lane location with an ample block paved driveway with steps leading down to:-

Covered Entrance

With exterior lighting and front door leading into:

Entrance Hall

24'3 x 9'4 to the max (7.39m x 2.84m to the max)

Window to front aspect, stunning wooden and glass staircase rising to first floor, granite tiles with under floor heating, inset ceiling, coat and boot cupboard and wall lighting.

Sitting/Dining Room

30' x 14'6 reducing to 11'6 (9.14m x 4.42m reducing to 3.51m)

Theses stunning rooms provided clearly defined space to accommodate a separate dining and seating area whilst having a modern a social semi-open plan feel. Both the sitting room and dining room has access directly of the entrance hall with granite flooring and under floor heating and a central double sided inset multi fuelled stove.

The sitting room enjoys a dual aspect via two sets of double glazed double doors and floor to ceiling glazed panels with views over the garden, alcove shelving and wall mounted lighting measuring 18'9 x 14'6

The dining room measures 11'6 x 11'6 and has double glazed double doors also with rear garden access and opens directly into the kitchen.

Kitchen/Breakfast Room

11'3 x 17'5 (3.43m x 5.31m)

Fitted with an extensive range of high gloss base mounted soft close cupboards and drawers with a granite work surface and matching up stands and a large central island/breakfast bar, double inset sink with mixer tap, integral fridge/freezer, dishwasher, five ring gas hob and eye level AEG oven. Dual aspect double glazed windows to rear and side, return door to entrance hall, inset ceiling, wall and pendant lighting.

Utility Room

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

Fitted with 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, stainless steel inset sink with mixer tap, space for washing machine, tumble dryer and fridge/freezer, granite tiled floor with under floor heating, double glazed window to front aspect and door with side access.

Bedroom Four/Snug

11'3 x 12'1 (3.43m x 3.68m)

Double glazed window to front aspect, granite tiled floor with under floor heating, inset ceiling lighting and wardrobes with sliding doors.

Bedroom Five/Study/Office

11'4 x 8'9 (3.45m x 2.67m)

Double glazed window to front aspect, granite tiled floor with under floor heating and inset ceiling lighting.

Shower Room

6'9 x 6'3 (2.06m x 1.91m)

Double glazed obscured window to side aspect, vanity wash hand basin with mixer tap, low level wc, tiled shower cubicle with handheld attachment and fixed rainfall shower head, tiled floor with under floor heating and ceiling lighting.

First Floor

Galleried landing with inset ceiling lighting, double glazed window to front aspect, built-in eaves cupboard and wooden floor with under floor heating.

Bedroom One

14'7 x 14'3 (4.45m x 4.34m)

This stunning room has beautiful views over the rear garden and neighbouring countryside via double glazed double doors that open onto the balcony, wooden flooring with under floor heating, ceiling lighting and door into;-

En-Suite Shower Room

8'7 x 9'4 (2.62m x 2.84m)

Fitted with a low level w.c, vanity wash hand basin with oval sink, mixer tap and storage beneath, corner shower cubicle with fixed rainfall shower head, body jets and seat, double glazed window to rear aspect, tiled floor and cupboard housing the hot water cylinder.

Bedroom Two

11'4 x 18'2 (3.45m x 5.54m)

Dual aspect double glazed windows to front and rear aspect, wooden flooring with under floor heating, eaves storage cupboards, built-in wardrobes, loft hatch access and ceiling lighting.

Bedroom Three

11'4 x 14'1 (3.45m x 4.29m)

Double glazed window to front aspect, wooden flooring with underfloor heating and ceiling lighting.

Bathroom

6'6 x 5'9 (1.98m x 1.75m)

Fitted with a low level w.c, pedestal wash hand basin with mixer tap, bath with concealed mixer tap, part tiled walls, tiled floor, ceiling lighting and obscured double glazed window to side aspect.

Outside

Front Garden

Arranged as block paved driveway providing off-road parking for multiple vehicles with gated side access on either side of the property to the rear garden.

Detached Double Garage

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

Electric up and over door, lighting and power, pedestrian door to rear storage area, hatch to first floor boarded loft area with Velux windows to side.

Storage Area - (13'5 x 9') Double glazed window to side, light and power, door opening to garden.

Rear Garden

The beautiful rear garden is predominately laid to lawn and is privately enclosed with a combination of hedgerow and post and rail fencing, with mature flower and shrub planted borders. There is a seating area adjacent to the property ideal for outdoor entertaining that extend round the side of the property accessible from all the principle rooms. There is gated side access on either side of the property and access into the workshop.

Agent Notes

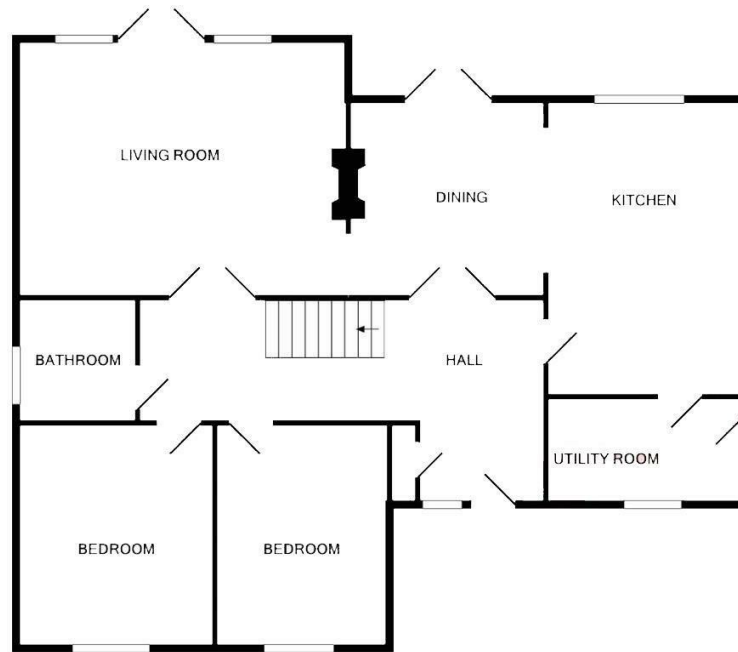
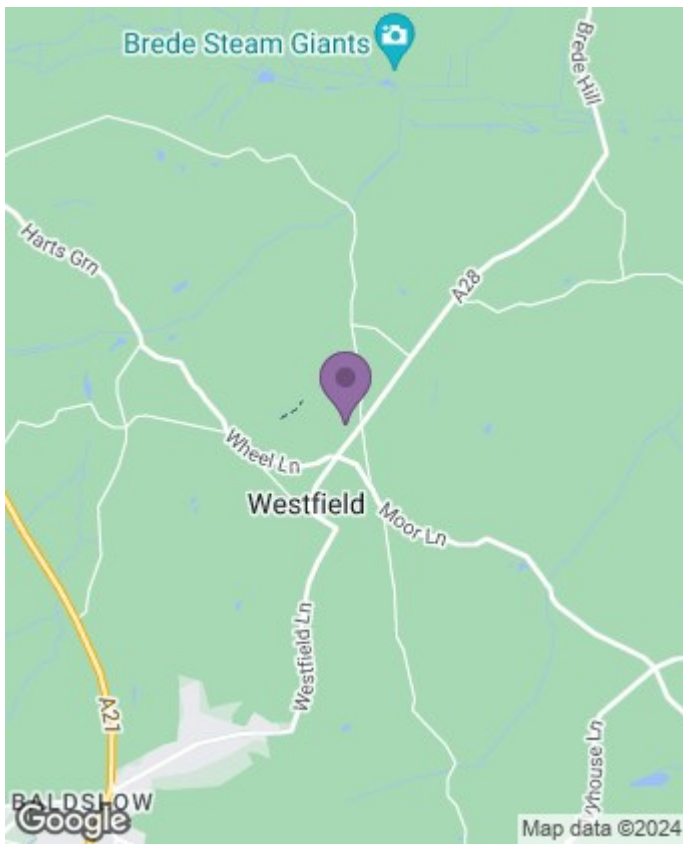
None of the services or appliances mentioned in these sale particulars have been tested.

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.

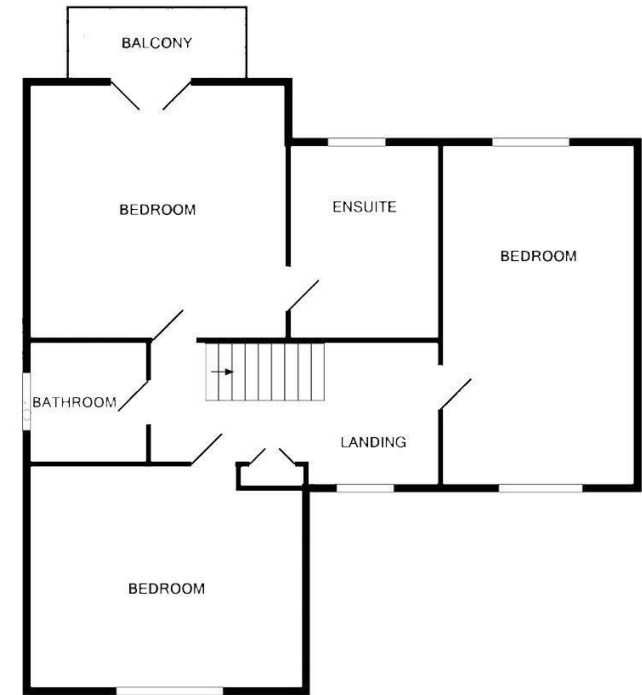
Council Tax Band F







GROUND FLOOR



1ST FLOOR

Whilst every attempt has been made to ensure the accuracy of the floor plans contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. 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		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	77	83
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO₂) 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	



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