

**RUSH
WITT &
WILSON**



25 Greenacres, Westfield, East Sussex TN35 4QT
Offers In Excess Of £475,000

Located in the charming semi-rural village of Greenacres Westfield, this detached bungalow offers a perfect blend of comfort and convenience. The property comprises two reception rooms, modern fitted kitchen/breakfast room with adjoining utility area and three good sized bedrooms as well as two well-appointed bathrooms. The outside of the property offers a good-sized front garden and a secluded rear garden with an excellent spot for alfresco dining. There is also off road parking for up to four cars along with an attached garage. The location is tranquil and also close to local amenities with main transport routes easily accessible allowing for quick journeys to the historic towns of Battle and Hastings.



Entrance Door

UPVC Georgian style front door being half glazed and opening into porch.

Entrance Porch

4'7" x 4'4" (1.40m x 1.34m)
Oak effect flooring opening through to:

Entrance Hall

5'6" x 12'1" (1.69m x 3.7m)
Radiator, cupboard housing airing cupboard, doors off to the following:

Sitting Room

11'10" x 18'0" (3.62m x 5.51m)
UPVC double glazed window to rear, attractive fireplace, radiator, archway opening through to:

Dining Room

12'10" x 11'10" (3.93m x 3.62m)
UPVC double glazed window to the rear aspect overlooking the garden, wood effect flooring, French doors opening to the rear aspect, oak effect flooring, velux window, downlighters, radiator.

Kitchen/Breakfast Room

23'8" x 11'5" (7.23m x 3.50m)
UPVC glazed window to the rear aspect, radiator, wood effect oak flooring, downlighters, a modern fitted kitchen with wall mounted units with work surface, island in the middle of the kitchen, breakfast bar, space for Rangemaster cooker, sink with drainer and mixer tap. The utility area with wood effect flooring and space for dishwasher, space and plumbing for washing machine, downlighters, radiator, wall mounted cupboards and UPVC door to side.

Master Bedroom

14'3" x 12'11" (4.36m x 3.94m)
UPVC double glazed window, built-in wardrobes, door opening through to:

En-Suite Bathroom

9'6" x 6'2" (2.91m x 1.88m)
UPVC obscure glazed window to the side aspect, oak effect flooring, downlighters wall mounted towel radiator, low level w/c, wash hand basin with mixer tap and panelled bath with mixer tap and shower attachment and half shower screen.

Bedroom Two

13'11" x 11'10" (4.25m x 3.62m)
UPVC glazing to the front aspect, radiator.

Bedroom Three

11'9" x 9'11" (3.60m x 3.03m)
UPVC double glazed window to front aspect, radiator.

Family Bathroom

7'4" x 5'6" (2.24m x 1.69)
UPVC obscure glazing to the side aspect, laid to tile, wall mounted towel radiator, fitted low level flush w/c and sink with cupboard and mixer tap, panelled bath with mixer tap and shower attachment and shower screen, part tiled walls.

Outside

Front Garden

Tarmac driveway which leads up to the property and partially laid to lawn and off road parking for multiple cars and a pathways leading to the both side with timber gates for side access.

Rear Garden

South easterly facing garden with paved footpath leading to side access to either side and to one side of the garden is a paved area suitable for alfresco dining. The garden is mostly laid to lawn with two timber sheds, partial fencing and mature bushes and shrubs giving privacy. There is also a Cherry tree and decorative slate chippings to one side and an external water tap.

Attached Garage

15'8" x 8'6" (4.8m x 2.6m)
Up and over door, light and power.

Agents Note

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

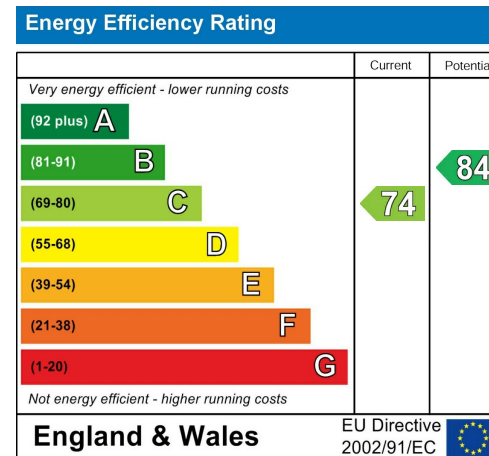


GROUND FLOOR
1359 sq.ft. (126.3 sq.m.) approx.



TOTAL FLOOR AREA : 1359 sq.ft. (126.3 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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**RUSH
WITT &
WILSON**

**Residential Estate Agents
Lettings & Property Management**



**88 High Street
Battle
TN33 0AQ
Tel: 01424 774440
battle@rushwittwilson.co.uk
www.rushwittwilson.co.uk**