

**RUSH  
WITT &  
WILSON**



**66 New Moorsite, Westfield, East Sussex TN35 4QP**  
**Guide Price £400,000 - £425,000 Freehold**



**\*\*\* Guide Price £400,000 - £425,000 \*\*\*** A beautifully presented and recently extended four bedroom detached family home, ideally located in the sought-after village of Westfield. Set in a semi-rural position, this spacious property offers a versatile layout and generous outdoor space. The village provides a selection of local amenities including shops, a butchers, and a pub, as well as convenient bus routes to Hastings, Rye, and Battle. The home also lies within the catchment area for the highly regarded Claverham Community College.

The accommodation is arranged over two floors and begins with an enclosed porch, convenient WC, leading into a welcoming living room with a front aspect. At the rear of the property, a modern fitted kitchen with ample storage and enjoys views across the garden opening into a dining room featuring bi-folding doors to the rear garden. A handy utility room provides further access to the integral garage.

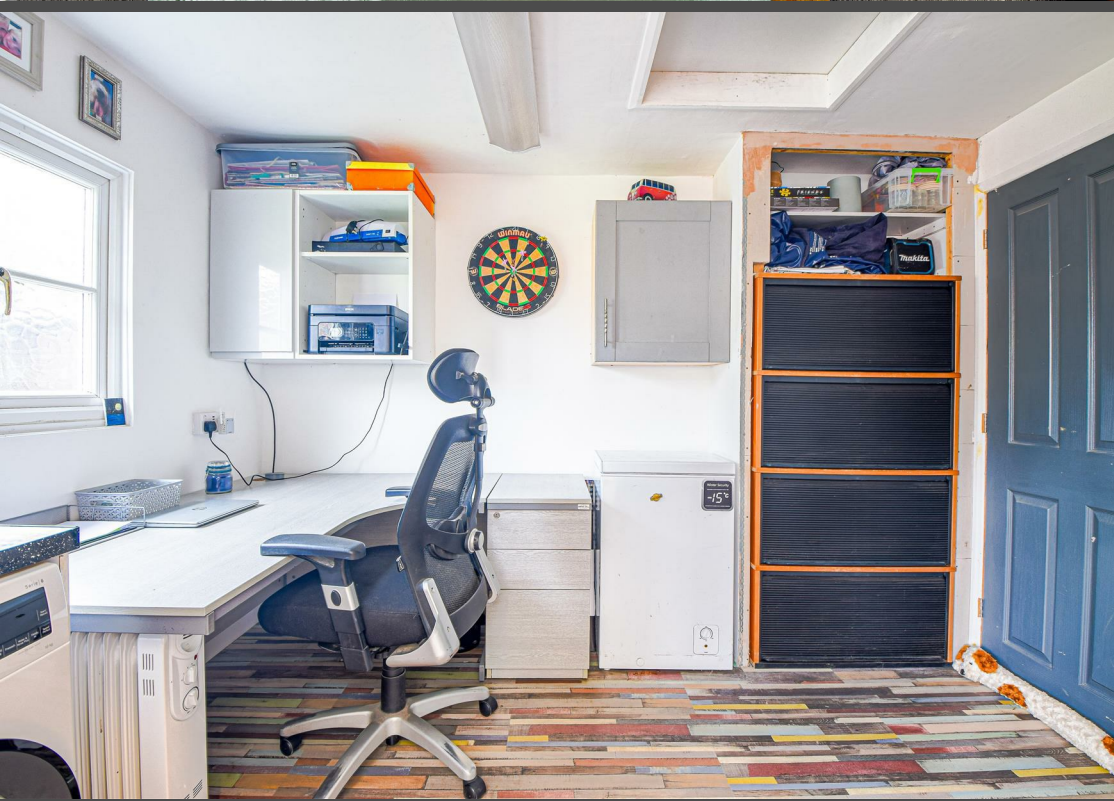
Upstairs there are four well-proportioned bedrooms, three of which are doubles, along with a generous family bathroom equipped with a bath, shower, and screen over. Externally, the enclosed rear garden is a standout feature—mainly laid to lawn with well-established borders and a level patio area, ideal for outdoor dining and entertaining. To the front of the property, a driveway offers off-road parking for two vehicles and leads to the garage. In addition, there are two further parking spaces to the rear, offering ample parking for multiple vehicles. This is a fantastic opportunity to secure a turnkey family home in a desirable village setting, with excellent access to transport links, schools, and everyday amenities.





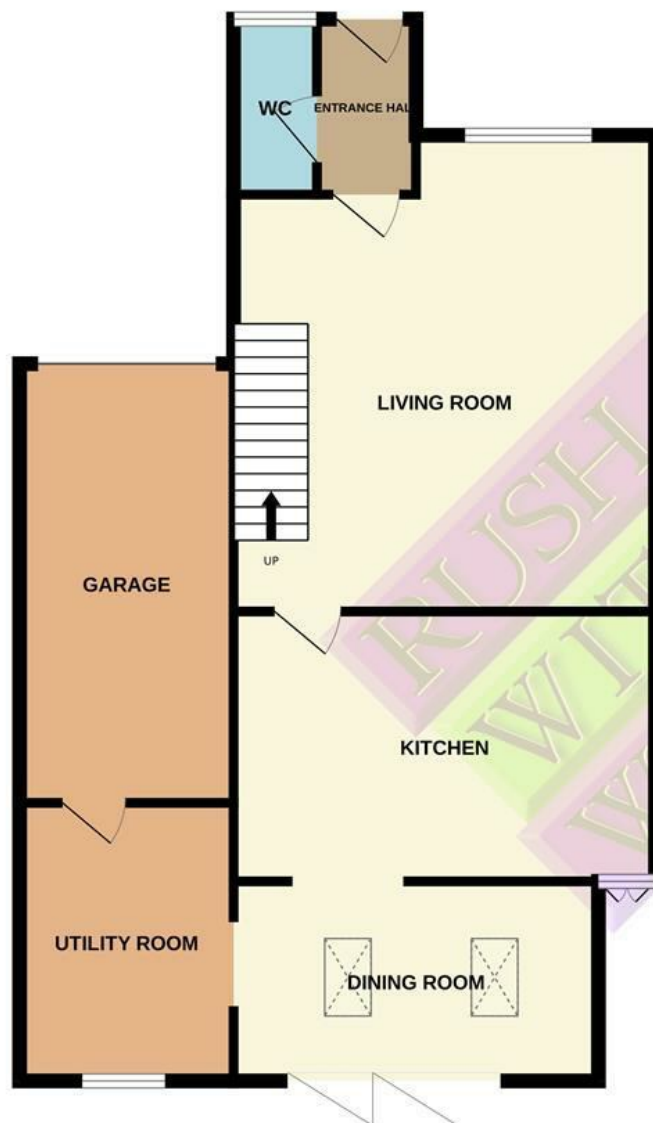




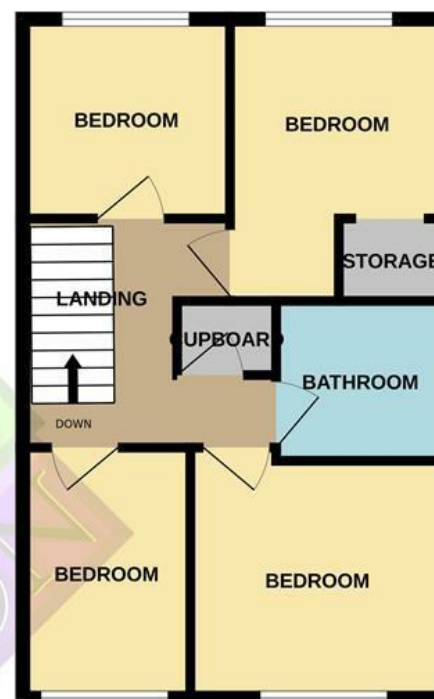




GROUND FLOOR  
889 sq.ft. (82.6 sq.m.) approx.



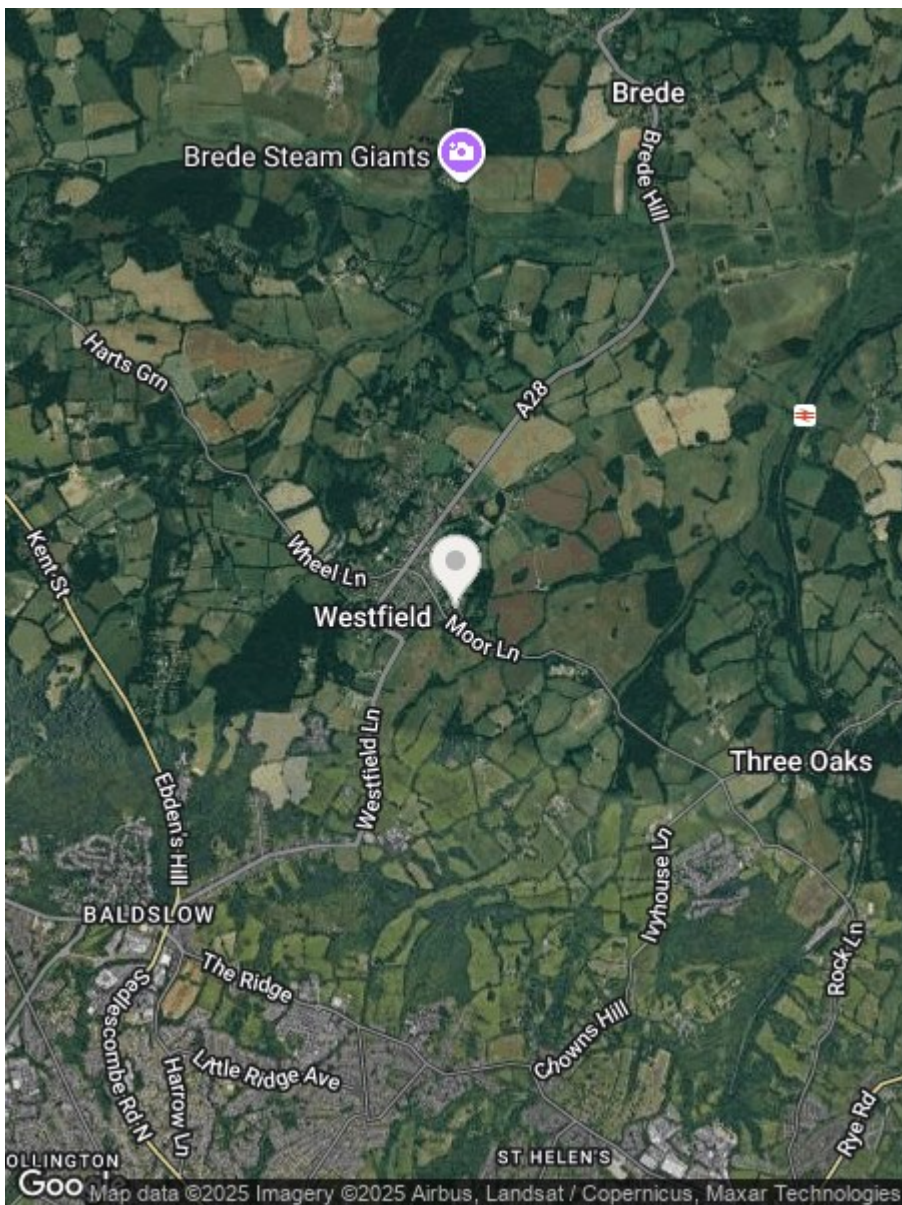
1ST FLOOR  
453 sq.ft. (42.1 sq.m.) approx.



TOTAL FLOOR AREA : 1343 sq.ft. (124.7 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) 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		
England & Wales	EU Directive 2002/91/EC	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) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales	EU Directive 2002/91/EC	EU Directive 2002/91/EC

Council Tax Band - D

Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.

Important Notice:

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