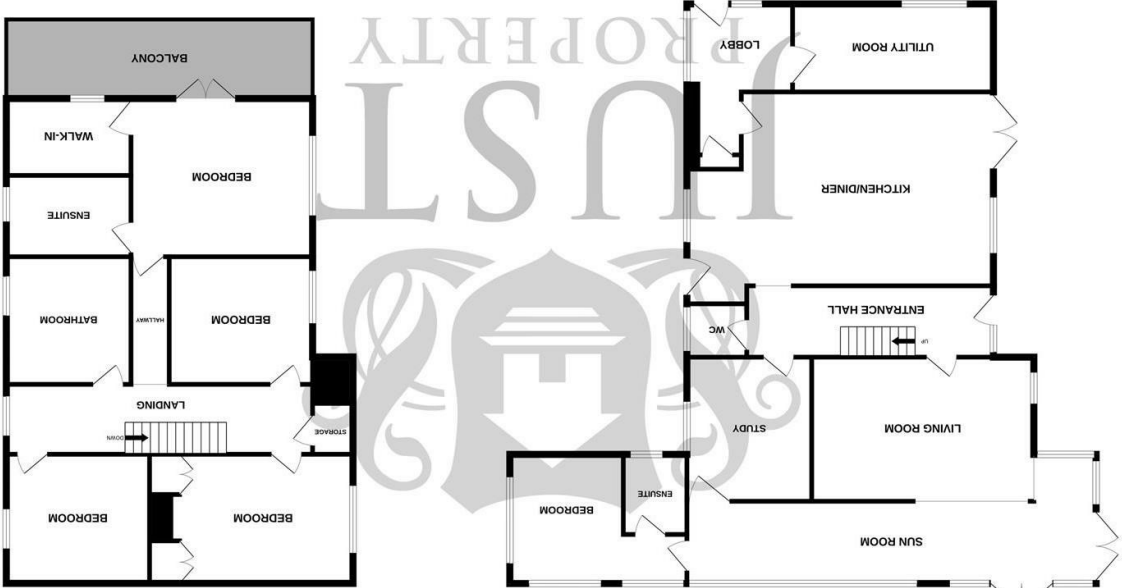




England & Wales		
EU Directive 2002/91/EC		
Energy Efficiency Rating	Current	Potential
	63	85
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		



GROUND FLOOR 1517 sq.ft. (141.0 sq.m.) approx.  
1ST FLOOR 1085 sq.ft. (100.8 sq.m.) approx.

While every attempt has been made to ensure the accuracy of the diagram 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 by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operation or efficiency can be given.  
Made with Mapbox 2024



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# FLOORPLANS

Down Edge, Main Road, Westfield, TN35 4SL



5 Bedrooms 3 Receptions 3 Bathrooms 1948.27 sq ft

Down Edge, Main Road, Westfield, TN35 4SL

Freehold

£850,000







Freehold

£850,000



5 Bedrooms

3 Receptions

3 Bathrooms

1948.27 sq ft

## PROPERTY DETAILS

Set within a secluded, gated plot in the sought-after village of Westfield, this impressive five-bedroom, three-bathroom home combines modern luxury with exceptional energy efficiency. Enhanced by a substantial 5kW solar panel system with a 5kW battery, the home enjoys reduced energy costs, and solar tubes heat water directly in the 300-liter unvented cylinder, with an electric immersion heater for backup.

Designed with sustainable living in mind, the house is wrapped in 100mm insulation and features ultra-efficient triple-glazed timber-framed windows (U-value of 0.8 W/m²K), ensuring comfort throughout the seasons. Modern electric radiators, thermostatically controlled and programmable, provide flexible heating supported by the solar power system. The entire property is floored in cork, offering excellent sound and temperature insulation.

The ground floor includes a spacious, extended kitchen/diner, a large family lounge, and a newly roofed bedroom and living room area with 200mm of added insulation. The home also features a recently added fifth bedroom on the upper level, complete with a walk-in wardrobe, en-suite, and private balcony. The remaining bedrooms are generously sized, with additional modern bathrooms.

Outside, the property offers ample off-road parking, a private garden, and a detached double garage and workshop with a separate breaker board, prepared for EV installation. The loft, largely boarded and fully insulated at first-floor level, offers extra storage.

Westfield village provides excellent amenities, including a primary school, GP surgery, post office/shop, award-winning butcher, and local sports clubs, with convenient access to Hastings, Battle, Bexhill, and Eastbourne. Set on a quiet, private lane that also serves Littledown Christmas Tree Farm and connects to the 1066 Countryside footpath, this property offers a perfect balance of sustainable living and a welcoming village lifestyle.

Please call Just Property on 01424 444100 for details.

## ROOM DIMENSIONS

Gated Entrance

Front Door

Entrance Hall  
15'8" x 6'4" (4.8 x 1.95)

Living Room  
14'9" x 11'5" (4.5 x 3.5)

Sun Space  
29'4" x 6'10" (8.95 x 2.10)

Bedroom  
17'0" x 10'2" (5.2 x 3.1)

En-Suite  
4'11" x 6'6" (1.5 x 2)

Study  
7'10" x 12'1" (2.4 x 3.7)

Kitchen/Diner  
21'3" x 21'3" (6.5 x 6.5)

Utility  
13'5" x 5'6" (4.1 x 1.7)

WC  
3'11" x 4'5" (1.2 x 1.35)

Rear Door and Lobby  
6'2" x 13'5" (1.9 x 4.1)

Stairs To First Floor Balcony

Bedroom  
12'11" x 11'11" (3.95 x 3.65)

Walk-in Dressing Room  
6'10" x 4'11" (2.1 x 1.5)

En-Suite  
6'10" x 5'10" (2.1 x 1.8)

Balcony  
21'3" x 5'8" (6.5 x 1.75)

Bedroom  
7'10" x 11'11" (2.4 x 3.65)

Bedroom  
10'4" x 11'3" (3.15 x 3.45)

Bathroom  
6'10" x 9'10" (2.1 x 3)

Storage

Double Garage

Workshop

Off Road Parking

Gardens Surrounding Property

Wooded Area

## FEATURES

- Detached Family Home
- Five Bedrooms and Three Bathrooms
- Set in Secluded Position with Countryside Views
- Solar Panels and Tubes for Power and Water Heating
- Extended and Updated Kitchen / Dining Area
- Gated Entrance
- Stunning Mature Gardens
- Garage, Workshop and Ample Off Road Parking
- Completely Refurbished
- Popular Village Location Close to Schools, Doctors and Village Amenities



Please note that we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase. While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and accordingly if there are any point which is of particular importance to you, please contact the office and we will be pleased to check the position for you, especially if you are contemplating travelling some distance to view the property.