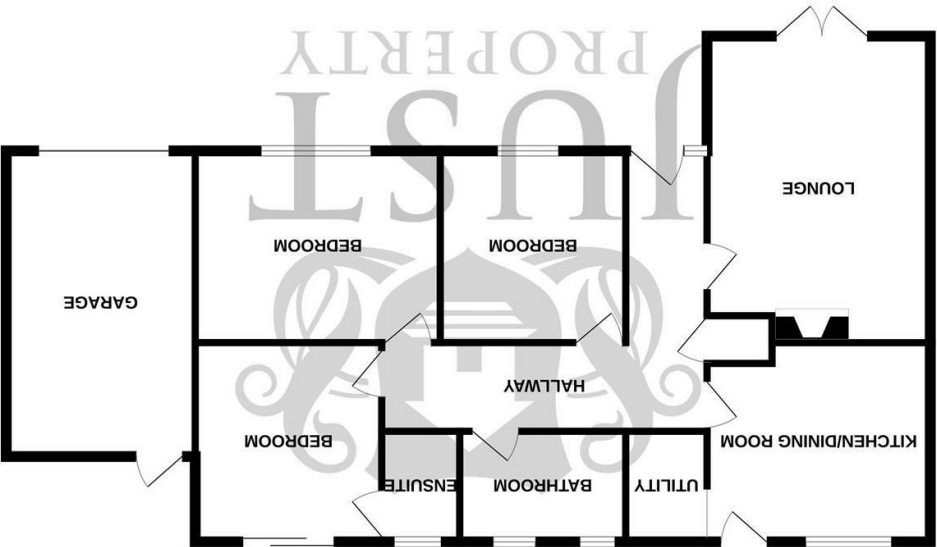




While every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other areas are approximate and no responsibility is taken for any error. The floorplan is for guidance purposes only and should not be used as such by any prospective purchaser. The floorplan is for guidance purposes only and should not be used as such by any prospective purchaser. The floorplan is for guidance purposes only and should not be used as such by any prospective purchaser. The floorplan is for guidance purposes only and should not be used as such by any prospective purchaser.



GROUND FLOOR

England & Wales		
EU Directive 2002/91/EC		
Energy Efficiency Rating	Current	Potential
	67	82
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
Not energy efficient - higher running costs		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		



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Whisperwood New Cut, Westfield, TN35 4RD

# FLOORPLANS



3 Bedrooms 1 Receptions 2 Bathrooms 990.28 sq ft

Whisperwood New Cut, Westfield, TN35 4RD



£499,950







Freehold

£499,950



3 Bedrooms

1 Receptions

2 Bathrooms

990.28 sq ft

## PROPERTY DETAILS

Whisperwood is a detached and spacious three-bedroom bungalow, situated in the attractive Sussex village of Westfield. The property offers generous accommodation and would be ideal for those buyers looking to embrace a semi-rural lifestyle. The village lies on the A28 in an area of outstanding natural beauty, surrounded by farmland and the hills, woods, and streams of the Weald. The area is popular with visitors, with nearby historic towns such as Hastings, Battle, and Rye, as well as beautiful country parks and varied local amenities.

The accommodation provides a generous entrance hallway, a fantastic lounge with a wood-burning stove, and double French doors leading to the decked area at the front of the property. There is also a fitted kitchen/dining room with a useful utility room, two double bedrooms, and a third double bedroom with an ensuite shower room, as well as a separate family bathroom.

Externally, the property is set within its own enclosed gardens with many established plants and shrubs, lawn areas, and a driveway for several vehicles, as well as an integral garage.

Further benefits of this wonderful property include UPVC double glazing, gas-fired central heating, and a spacious loft, which is suitable for conversion, subject to the necessary consents.

To fully appreciate this delightful property, viewing is considered essential via the vendor's choice of sole agents, Just Property.



## ROOM DIMENSIONS

Front Door	Bedroom
Entrance Hallway	10'11" x 10'0" (3.35 x 3.05)
Airing Cupboard	En-Suite
Family Lounge	5'8" x 2'7" (1.75 x 0.79)
15'5" x 12'0" (4.72 x 3.66)	Front Garden
Kitchen/ Dining Room	Raised Sun Deck
12'0" x 11'1" (3.66 x 3.38)	Garage
Utility Room	Rear Garden
5'8" x 3'8" (1.75 x 1.14)	Off Road Parking
Bathroom	
8'7" x 5'8" (2.64 x 1.75)	
Bedroom	
10'0" x 8'0" (3.05 x 2.44)	
Bedroom	
13'8" x 10'0" (4.19 x 3.05)	

## FEATURES

- \*\*\*CHAIN FREE\*\*\*
- Detached Bungalow
- Three Bedrooms
- Two Bathrooms
- Sought After Location
- Off Road Parking
- Garage & Off Road Parking
- Private Secluded Position
- Mature Gardens
- Good Condition throughout



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.