

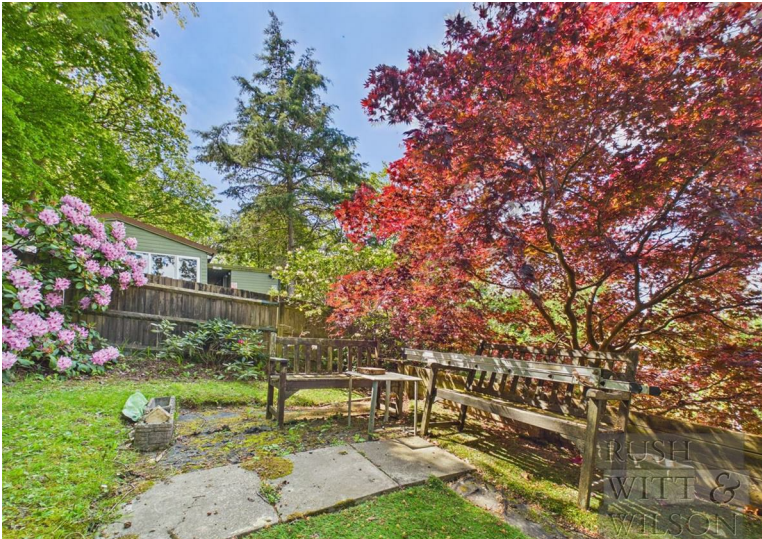
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**Westview Chowns Hill, Hastings, TN35 4PA  
Offers In Excess Of £625,000 - £650,000 Freehold**

An exciting opportunity to acquire this substantial detached family home with a self-contained attached annexe, enjoying far-reaching countryside views, generous accommodation and beautifully arranged gardens, ideal for multi-generational living or those seeking additional income potential. The main residence is approached via an entrance hall with stairs rising to the first floor and doors leading to the principal ground floor accommodation. The spacious lounge offers a welcoming reception space, whilst a separate dining room flows seamlessly through an archway into the extended kitchen/breakfast room, creating an ideal sociable hub of the home. The kitchen is fitted with a range of modern units and integrated appliances, with French doors opening directly onto the rear garden. A downstairs cloakroom completes the ground floor accommodation. To the rear of the property, a bright and airy living room enjoys French doors opening onto an elevated patio terrace, perfectly positioned to take full advantage of the stunning far-reaching countryside views. First floor is made up of three bedrooms and a family shower room. The attached annexe benefits from its own private entrance, making it perfectly suited for independent living with accommodation comprising a spacious living room with a large picture window framing the beautiful outlook, an inner hallway leading to a generous double bedroom with fitted wardrobes, a modern shower room and a contemporary fitted kitchen with access onto its own private rear garden area. Externally, the property continues to impress with elevated tiered rear gardens offering a wonderful degree of privacy and character, including a firing range and a detached log cabin. To the front, there is ample off-road parking for multiple vehicles alongside a mature front garden stocked with a variety of trees and shrubs.





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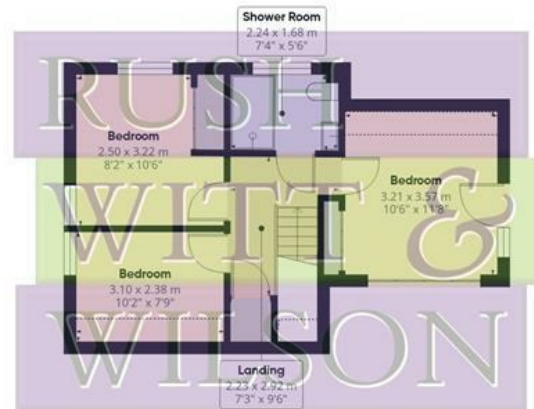
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**Floor 0**



**Floor 1**



**Approximate total area<sup>(1)</sup>**

146.5 m<sup>2</sup>

1579 ft<sup>2</sup>

**Reduced headroom**

3 m<sup>2</sup>

32 ft<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom

----- Below 1.5 m/5 ft

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

**GIRAFFE360**



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

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
<i>Very environmentally friendly - lower CO<sub>2</sub> emissions</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not environmentally friendly - higher CO<sub>2</sub> emissions</i>		
<b>England &amp; Wales</b>	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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