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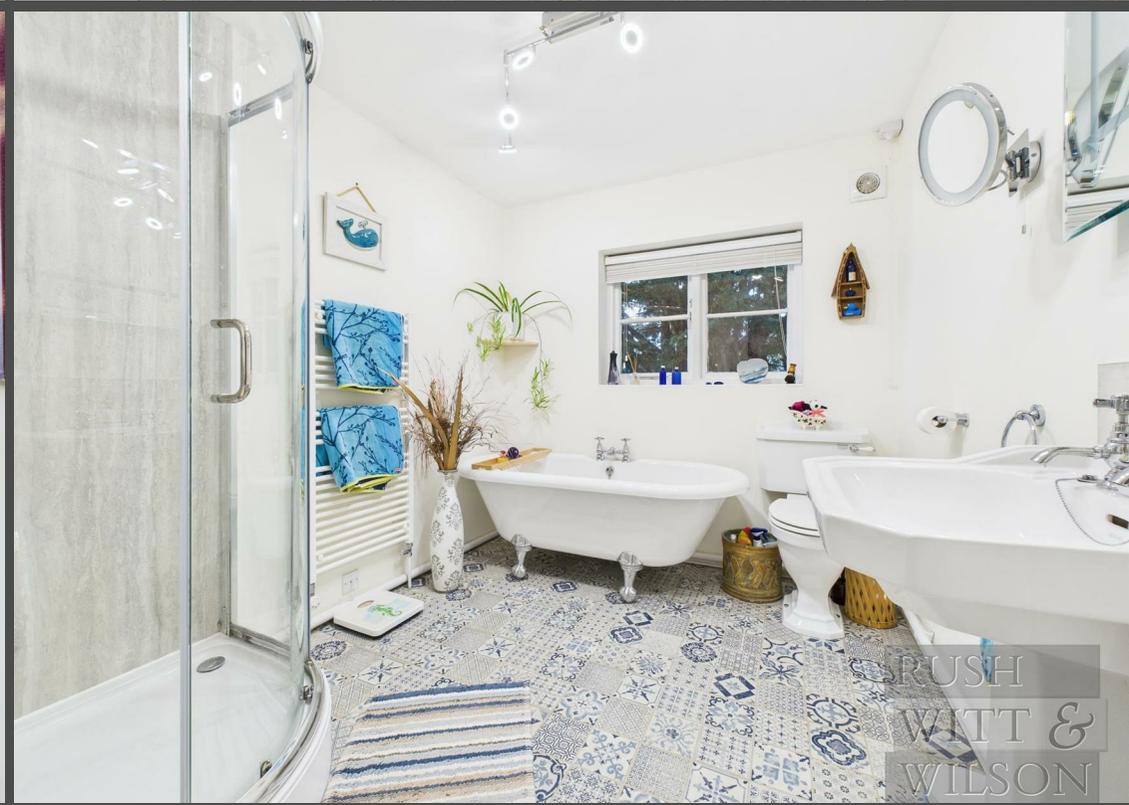
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**The Moor The Moor, Hastings, TN35 4QR  
Guide Price £800,000 - £900,000 Freehold**

**\*\*\*GUIDE PRICE £800,000 – £900,000\*\*\*** Set in the very heart of Westfield village yet hidden behind its part-walled garden, this exceptional Grade II listed house is a rare and remarkable gem, rarely available and one of Westfield’s most notable properties, offering a home rich in history, character and timeless appeal. Steeped in history, and once the village GP’s home and surgery, it combines heritage, charm and privacy within almost an acre of beautifully planted grounds. Approached through remote-operated gates, the sweeping pea shingle drive leads to a handsome carriage house, setting the stage for a home that immediately feels secure, special and impressive. The gardens are enchanting, alive with specimen trees, wildflower meadows, meandering pathways and secluded seating areas — a true sanctuary for any gardener and a magical backdrop for entertaining on a grand or intimate scale. Inside, the house reveals itself with warmth and grandeur in equal measure. Five tasteful reception rooms offer wonderful versatility — from the garden room bathed in natural light, to the noteworthy dining room and the characterful sitting room with its magnificent inglenook fireplace. The kitchen/breakfast room forms the heart of the home, while upstairs four generous bedrooms and two bathrooms are enhanced by two charming attic rooms, perfect as guest spaces, studies or hideaways for teenagers. A further attraction lies in the scope this property offers for the future. With potential to reconfigure or, subject to the necessary consents, create an annexe within the grounds, buyers have the rare opportunity to shape the home around multi-generational living, guest accommodation or a luxurious home office. Although wonderfully private, the property remains perfectly placed within the village, blending tranquillity with convenience. Once inside the gates you are embraced by a sense of timeless beauty — a home offering not just accommodation, but a truly enviable way of life.





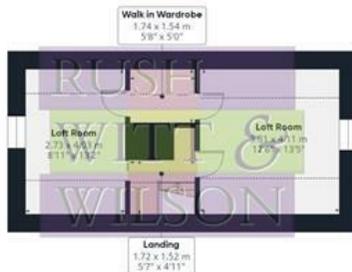




**Floor 0** Building 1



**Floor 1** Building 1



**Floor 2** Building 1



**Floor 0** Building 2

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

294.9 m<sup>2</sup>  
3172 ft<sup>2</sup>

**Reduced headroom**

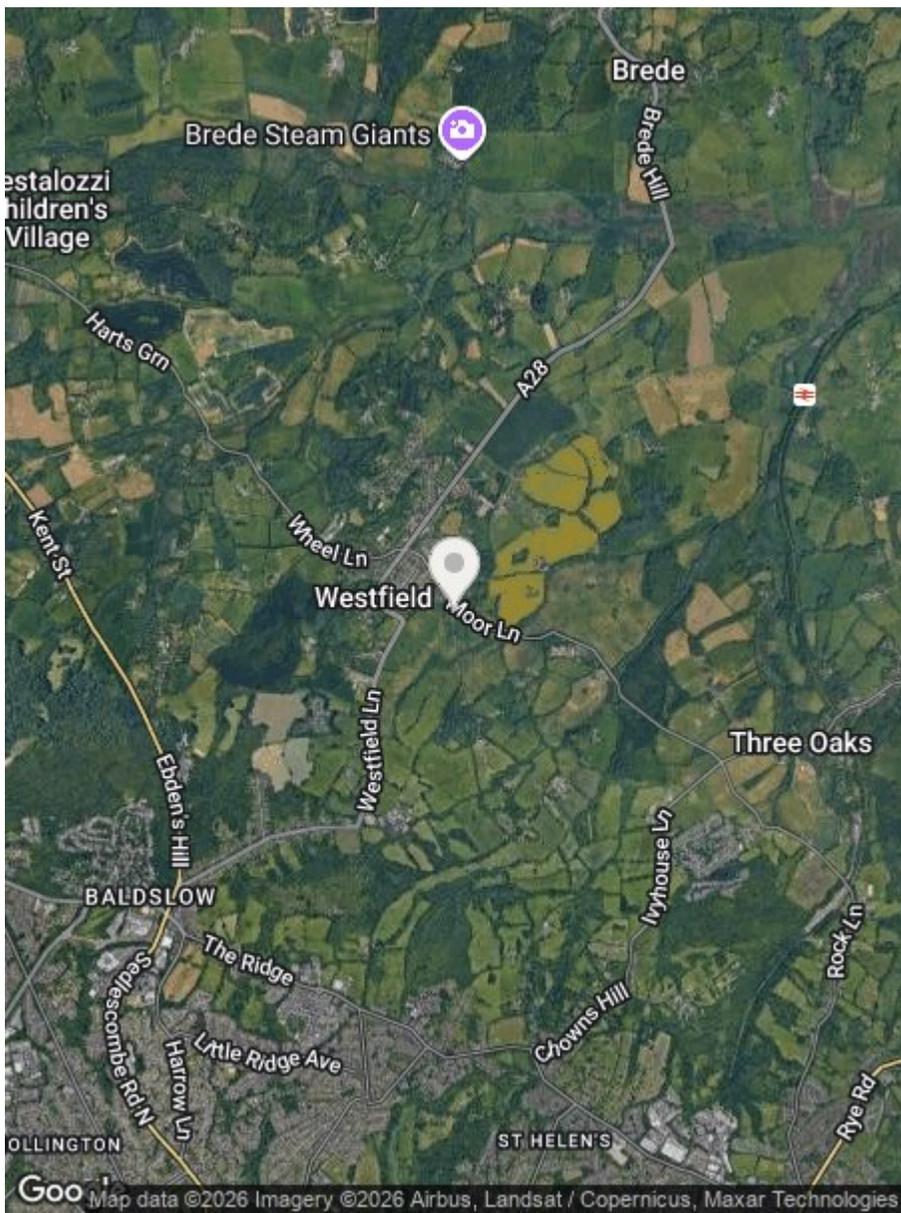
12.4 m<sup>2</sup>  
134 ft<sup>2</sup>

(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.



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 – G

A property may be subject to restrictive covenants and a copy of the title documents are available for inspection.

If you are seeking a property for a particular use or are intending to make changes please check / take appropriate legal advice before proceeding.

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