



Cottage Lane
Westfield, East Sussex, TN35 4RP
Guide price £600,000 Freehold

Wyatt
Hughes

COTTAGE LANE, WESTFIELD, EAST SUSSEX, TN35 4RP

GUIDE PRICE £600,000 £600,000 FREEHOLD

GUIDE PRICE £625,000-£650,000

A charming three-bedroom detached home with land, extensive parking, car port and garage, offering a quintessential country lifestyle.

Tucked away along sought-after Cottage Lane in the heart of Westfield, this delightful detached home blends classic cottage character with smart, well-presented interiors and generous outside space.

From the moment you arrive, the property sets the tone — a sweeping driveway provides ample off-road parking and leads to a garage and car port, making it ideal for families, hobbyists or those needing practical storage. Beyond, the grounds extend to mature gardens and land, creating a wonderful sense of privacy and rural calm.

Inside, the house is beautifully kept and thoughtfully arranged. The ground floor offers a spacious dual-aspect sitting room with plenty of natural light, alongside a well-proportioned kitchen and welcoming hallway that immediately feels like home. The overall feel is warm and inviting — cottage charm complemented by a smart, tasteful finish throughout.

Upstairs, there are three comfortable bedrooms and a family bathroom, all enjoying pleasant outlooks over the gardens and surrounding greenery. The layout works perfectly for modern family life while retaining that cosy, characterful atmosphere.

The outside space is a real feature of the property. The established gardens provide room to relax, entertain or simply enjoy the peaceful setting, while the additional land offers flexibility for keen gardeners or those seeking a more self-sufficient country lifestyle.

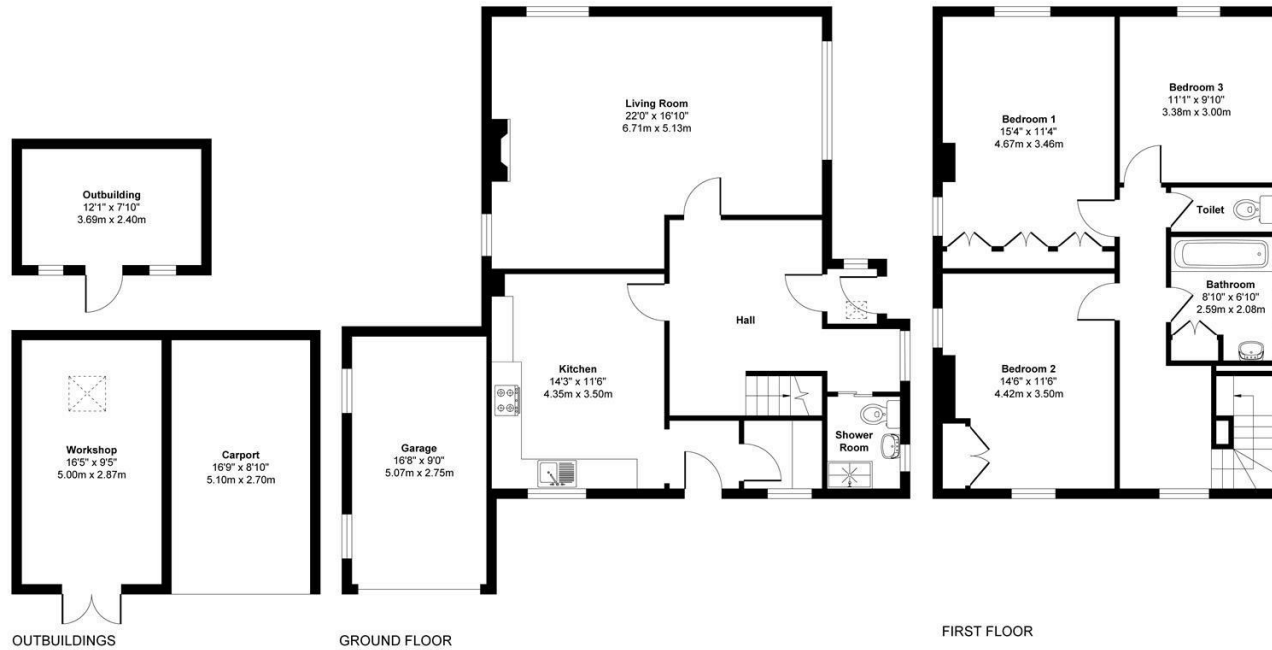
Located in the desirable village of Westfield, the property benefits from a strong community feel, countryside walks on the doorstep and convenient access to Hastings and surrounding areas.

• EPC RATING E • COUNCIL TAX BAND F • THREE BEDROOM DETACHED COTTAGE-STYLE HOME • GENEROUS PLOT WITH ESTABLISHED GARDENS AND LAND • AMPLE OFF-ROAD PARKING • GARAGE AND CAR PORT • SMART AND WELL-PRESENTED THROUGHOUT • SPACIOUS LIVING ROOM WITH DUAL ASPECT • SOUGHT-AFTER VILLAGE LOCATION IN WESTFIELD • ENJOYING A PEACEFUL COUNTRY LIFESTYLE SETTING



Cottage Lane

Approximate Gross Internal Floor Area
1768 sq. ft / 164.25 sq. m



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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		92
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
		42
England & Wales		
	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ emissions		
England & Wales		
	EU Directive 2002/91/EC	

We have prepared these property particulars as a general guide to a broad description of the property. They are not intended to constitute part of an offer or contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide only and should not be relied upon for the purchase of carpets or any other fixtures or fittings. Lease details, service charges and ground rent (where applicable) and council tax are given as a guide only and should be checked and confirmed by your Solicitor prior to exchange of contracts.

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