



Moloney
COUNTRY PROPERTY



18 WHITEGATES PARK, RURAL WESTFIELD

18 WHITEGATES PARK, WESTFIELD, EAST SUSSEX TN35 4SQ

A WELL PRESENTED 1/2 BED LODGE LOCATED ON A SMALL RESIDENTIAL PARK, FOR THE OVER 45s, ON THE RURAL OUTSKIRTS OF THE VILLAGE, A SHORT DISTANCE FROM LOCAL AMENITIES AND A FEW MILES FROM HASTINGS, COMPRISING OPEN PLAN SITTING ROOM, KITCHEN/DINING ROOM, 2 BEDROOMS (CURRENTLY PRESENTED AS ONE WITH DRESSING ROOM) WITH FITTED WARDROBES & SHOWER ROOM. GOOD SIZE ALL ROUND GARDENS, ACCESS TO COMMUNAL GARDEN, ORP PARKING SPACE. GFCH.

ACCOMMODATION LIST: ENTRANCE HALL, OPEN PLAN SITTING ROOM & KITCHEN/DINING ROOM, BEDROOM WITH BED 2/DRESSING AREA, SHOWER ROOM. ALL ROUND GARDENS, PAVED PATIO AREA. ONE PARKING SPACE. GAS FIRED CENTRAL HEATING.



Double glazed door with matching window to side to:

ENTRANCE HALL: Coved ceiling. Storage cupboard. Doors to bedroom, shower room and to:

KITCHEN/DINING ROOM: 11' 7" x 11' 7" (3.53m x 3.53m) Double glazed windows to front and rear, double glazed door opening to the rear garden. Fitted with a contemporary range of white base and wall units with laminate worktop over, inset with stainless steel sink with single drainer. Gas cooker point, space and plumbing for washing machine & space for fridge/freezer. Part tiled walls. Fluorescent tube lighting. Storage cupboard.

Opening to:

Sitting Room: 11' 7" x 11' 6" (3.53m x 3.51m) Double glazed windows to front and side enjoying views over the garden and countryside beyond. Built-in cupboard housing Ideal Logic gas boiler. TV point, BT point. Coved ceiling, wood effect laminate floor.

BEDROOM ONE: 11' 6" x 7' 11" (3.51m x 2.41m) Double glazed window to front. Built-in wardrobe cupboards with central dressing table. Coved ceiling. Carpet as fitted.

BEDROOM TWO/DRESSING AREA: 8' 6" x 8' 0" (2.59m x 2.44m) Double glazed window to rear, double radiator, coved ceiling, carpet as fitted.

GUIDE PRICE £115,000



SHOWER ROOM: Obscure double glazed window to rear. Fitted with contemporary white suite, comprising walk-in tiled shower cubicle, hand basin with chrome central mixer tap over set into white high gloss vanity unit with cupboard below & WC. Coved ceiling, part tiled walls. Vinyl floor.

OUTSIDE: The gardens lie to three sides enjoy view over adjoining countryside, they are mainly laid to lawn with planted beds and borders. A paved patio area provides space for al-fresco dining. Off road parking for one car. The property also enjoys use of a communal field.

SERVICES: Mains electricity, gas, water and drainage are connected.

FLOOR AREA: 50 m² (538 ft²) Approx.

EPC RATING: 'N/A'

LOCAL AUTHORITY: Rother District Council.

COUNCIL TAX BAND: 'A'

GROUND RENT: £ 2,508 p.a (payable monthly)

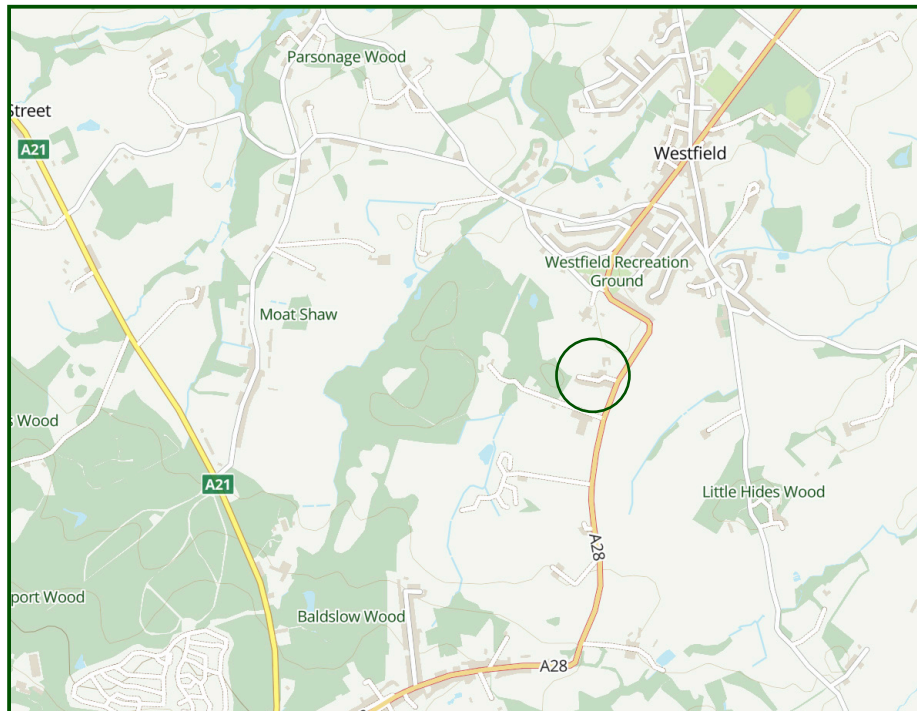
TENURE: Park Home License

TRANSPORT LINKS: For the commuter, Robertsbridge and Battle stations provide services to London Bridge, Waterloo, Charing Cross, Cannon Street. The Motorway network (M25) can be easily accessed at Junction 5 (A21) north of Sevenoaks.

DIRECTIONS: Travelling south on the A28 pass through the centre of the village. Immediately past Whitegates Care Home turn right down the private road with the Wild Mushroom restaurant on the left. Proceed into Whitegates Park, no 18 will be found immediately ahead.

What3Words (Location): [/// corn.glaze.game](https://www.what3words.com/?q=///corn.glaze.game)

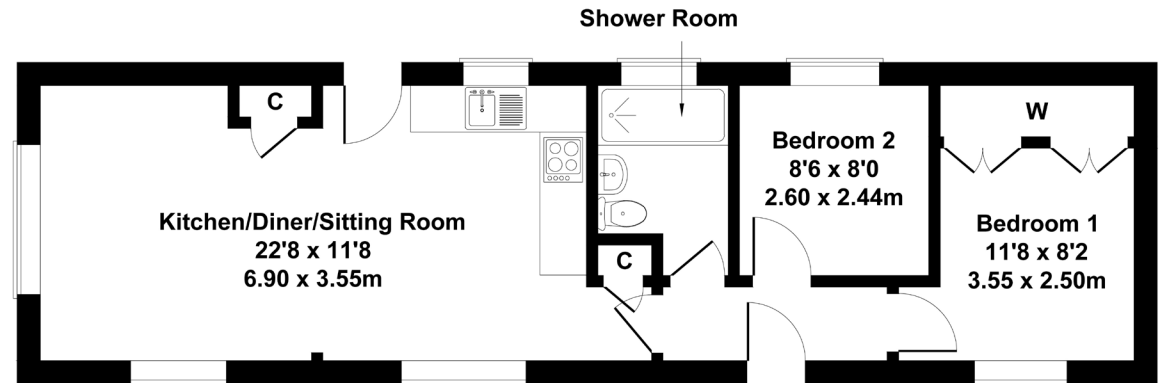
VIEWING: All viewings by appointment through Moloney Country Property. A member of the team will conduct all viewings, whether or not the vendors are in residence.



IMPORTANT NOTICE: Moloney Country Property provides these particulars in good faith for guidance purposes only. The vendors of the property have supplied to us the aforementioned measurements of garden, and/or land sizes. We wish to stress that Moloney Country Property whilst able to digitally measure land sizes, takes no responsibility for any errors or omissions incurred as a result of this process. We strongly encourage purchasers to satisfy themselves that the particulars contained herein are accurate prior to entering into negotiations and/or incurring any professional costs. Please note that we have not conducted a structural survey of the property nor have we tested any of the heating, drainage, services, fittings or sanitary items in this property.

18 Whitegates

Approximate Gross Internal Area
538 sq ft - 50 sq m



GROUND FLOOR

Not to Scale.
For Illustrative Purposes Only.

MOLONEYCOUNTRYPROPERTY.COM

EMAIL: SALES@MOLONEYCOUNTRYPROPERTY.COM

TELEPHONE: 01797 253000 or 01580 212828