

PHILLIPS & STUBBS



coastal +
COUNTRY



£1,650 Per Calendar Month

66 Heathlands, Westfield, Hastings, TN35 4QZ



The property has ample off-road parking, access to garage through recently fitted electric doors with good lighting within. The house being accessed via a level same height path with railings. The main bathroom, currently fitted out to suit persons with mobility issues, a further shower en suite in the main bedroom plus a ground floor toilet and basin for convenience. The two main bedrooms boast large built-in wardrobes. The kitchen is modern with good cupboard space, oven and hob plus integral appliances (washing machine & dishwasher). Twin patio doors lead out on to a large south facing raised decking area with a ramp down into the established garden. There is a new garden shed with potting shelves and window. Additional storage can be found in the loft, with easy access via a pull down integrated ladder, which is boarded out as a room, fully insulated with lighting. The heating system is up to date, economical and controllable to ones needs. Currently the property lends itself to persons with mobility issues, with a high specification new stair lift although this can be removed if not required. A gardener is being contracted in approximately every two weeks to meet basic requirements to maintain front and back garden areas.

- 3 Spacious Bedrooms
- 1 Modern Bathroom
- Large Reception Room
- Semi Detached Property
- 1,101 sq ft of space
- Close to Westfield amenities
- Near Hastings transport links
- Ideal family home
- Quiet residential area
- Viewing recommended

PHILLIPS & STUBBS



Viewing Arrangements : Strictly by appointment with Phillips & Stubbs

Important Notice:

Phillips & Stubbs, their clients and any joint agents give notice that:

1. They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on our own behalf or on behalf of their clients or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact.
2. These particulars have been provided in good faith and, whilst we endeavour to make them accurate and reliable, if there are any points of particular importance to you please contact our office and we will make further enquiries on your behalf. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents regarding alterations. Phillips and Stubbs have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise. All contents, fixtures, fittings and electrical appliances are expressly excluded from the sale unless specifically mentioned in the text of the sales particulars. A wide angle lens has been used in the photography.



47-49 Cinque Ports Street, Rye, East Sussex TN31 7AN 01797 227338 rye@phillipsandstubbs.co.uk
Mayfair Office, 41-43 Maddox Street, London W1S 2PD 0207 467 5330 mayfair@phillipsandstubbs.co.uk

www.phillipsandstubbs.co.uk