

RUSH
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Shangri La, Vicarage Lane, Westfield, East Sussex TN35 4SD
£630,000

This deceptively spacious detached property is ideally located on a country lane within the popular village of Westfield, with an excellent school, public house, village store and an abundance of rural walks direct from your doorstep. The property occupies approximately a 1/3 of an acre which is predominantly arranged as level lawned garden with a number of mature trees and shrubs and enjoying complete privacy. The property has been extended to the rear but could offer scope for further development subject to the necessary consents. The accommodation comprises an entrance porch, entrance hall, dual aspect sitting room with a wood burning stove, three bedrooms, a bathroom, utility room and a stunning kitchen/dining/family room with a vaulted ceiling, wood burning stove and delightful outlook over the garden.

Further benefits include ample parking, a single garage and a rural outlook to the front.



Property approached via gated driveway leading to a uPvc glazed front door into:-

Entrance Porch

With tiled floor, room for coats and boots, ceiling lighting and solid wood door into:-

Entrance Hall

13'99 x 7'08 (3.96m x 2.34m)

Electric storage heater, ceiling lighting, built in storage cupboard loft hatch access and double doors into:-

Sitting Room

12'05 x 16'26 (3.78m x 4.88m)

Dual aspect double glazed windows, beamed open fireplace with wood burning stove set on a brick hearth, ceiling timbers, storage heater and ceiling lighting

Kitchen/Dining/Family Room

20'36 x 23'62 (6.10m x 7.01m)

This stunning room provides a fantastic social space at the heart of this property with ample space for dining and seating. The kitchen is fitted with wall and base mounted units with a wooden work surface, single bowl sink with mixer tap, integral dishwasher, space for oven, AGA (currently not used but is solid fuel), space for fridge, pantry cupboard, ceiling beams, ceiling lighting, window to side aspect and opening up in to a full heigh vaulted ceiling in the seating area with high level double glazed windows and Velux's flooding this room with natural light and with a triple aspect over the garden and with access via two sets of double sliding door. Ceiling lighting pendant and inset lighting and wood burning stove.

Bedroom One

13'14 x 12'12 (3.96m x 3.66m)

Bay window to rear aspect garden aspect, picture rail, ceiling lighting and storage heater.

Bedroom Two

8'98 x 9'84 (2.44m x 2.74m)

Window to rear garden aspect, picture rail and ceiling lighting.

Bedroom Three

6'4 x 10'2 (1.93m x 3.10m)

Double glazed window to front aspect, electric heater, wall and ceiling lighting and door to utility room.

Bathroom

11'25 x 5'97 (3.35m x 1.52m)

Obscured double glazed window, bath with mixer tap and shower attachment, vanity wash hand basin with mixer tap and cabinet under, low level w.c, part tiled walls, fully tiled floor with underfloor heating, ceiling lighting and linen cupboard. Door to:

Utility Room

7'23 x 8'11 (2.13m x 2.72m)

Fitted with matching wall and base mounted unit with a wood effect work surface, single bowl stainless steel sink and mixer tap, space for washing machine and fridge/freezer, ceiling lighting, tiled floor and window and door with side aspect and access.

Outside

Garage

With up and over door. Ample parking for a number of vehicles.

Front Garden

With gated access to the driveway and enclosed with a mature hedgerow with gated access to the rear of the property and an area neatly laid to lawn and views form the front to fields beyond.

Rear Garden

The deceptively large garden is extensively stocked with mature trees, shrubs and flower planted borders and is enclosed with a mature hedgerow providing complete privacy. There is a pergola covered paved seating area adjacent to the rear of the property that opens on to an expanse of lawn which leads down the garden too and area with further trees, and enclosed vegetable garden, timber shed and store.

This stunning garden is one of the true highlights of this property and would be a delight for any keen gardener.

Agents Note

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.

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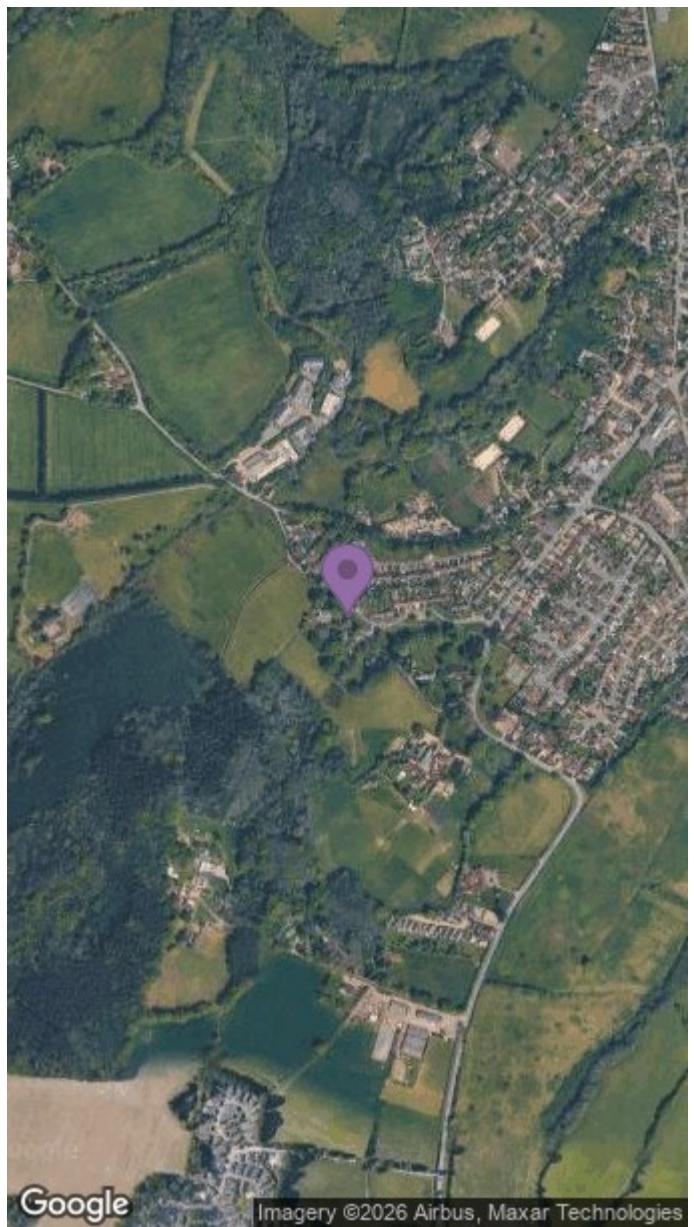
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GROUND FLOOR



Whilst every effort has been made to ensure the accuracy of the description contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and equipment shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs (92 plus)	A	78
(81-91)	B	
(69-80)	C	
(55-68)	D	
(39-54)	E	53
(21-38)	F	
(1-20)	G	
Not energy efficient - higher running costs		
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		

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