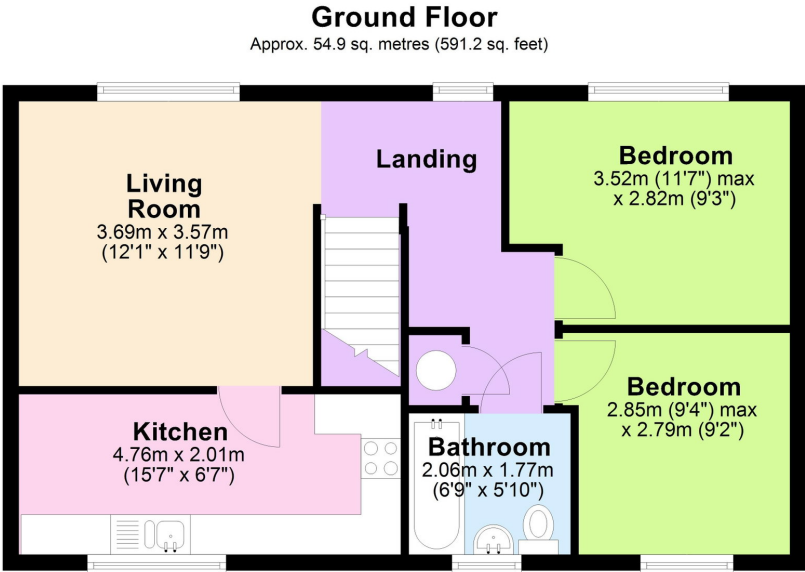




Peter Buswell
Independent Family Estate Agents

Westfield Terrace, Cranbrook

2 1 1



Main Description

Available with no onward chain, this two-bedroom first-floor flat in Westfield Terrace comes with a 50% share of the freehold, a private enclosed garden, and allocated parking.

The property is accessed via its own private entrance, with stairs rising from a useful area for coats and shoes to a bright and welcoming first-floor landing. From here, the spacious accommodation flows throughout.

The living room is light and inviting, with a rear-facing window creating a peaceful setting for relaxing or entertaining. The room opens into the fitted kitchen, which is equipped with a range of wall and base units and enjoys plenty of natural light from a front-facing window.

Both bedrooms are generously sized doubles. The principal bedroom benefits from a rear aspect, offering a calm retreat, while the second bedroom enjoys a front-facing outlook.

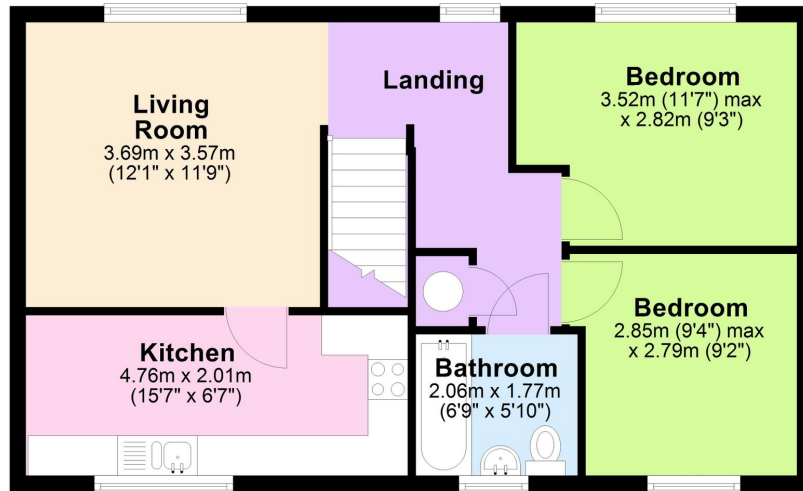
The family bathroom is fitted with a panelled bath and overhead shower, pedestal wash hand basin, and low-level WC.

Outside, the property boasts a private, enclosed garden, mainly laid to lawn. To the front, there is the added convenience of allocated parking.



Ground Floor

Approx. 54.9 sq. metres (591.2 sq. feet)



- FIRST FLOOR TWO BEDROOM FLAT
- AVAILABLE WITH NO ONWARD CHAIN
- A SPACIOUS LIVING ROOM
- FAMILY BATHROOM
- EPC RATING C
- OFFERED WITH A 50% SHARE OF THE FREEHOLD
- A PRIVATE FENCE ENCLOSED GARDEN
- FITTED KITCHEN
- CRANBROOK SCHOOL CATCHMENT AREA
- COUNCIL TAX BAND B



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	74	74
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	