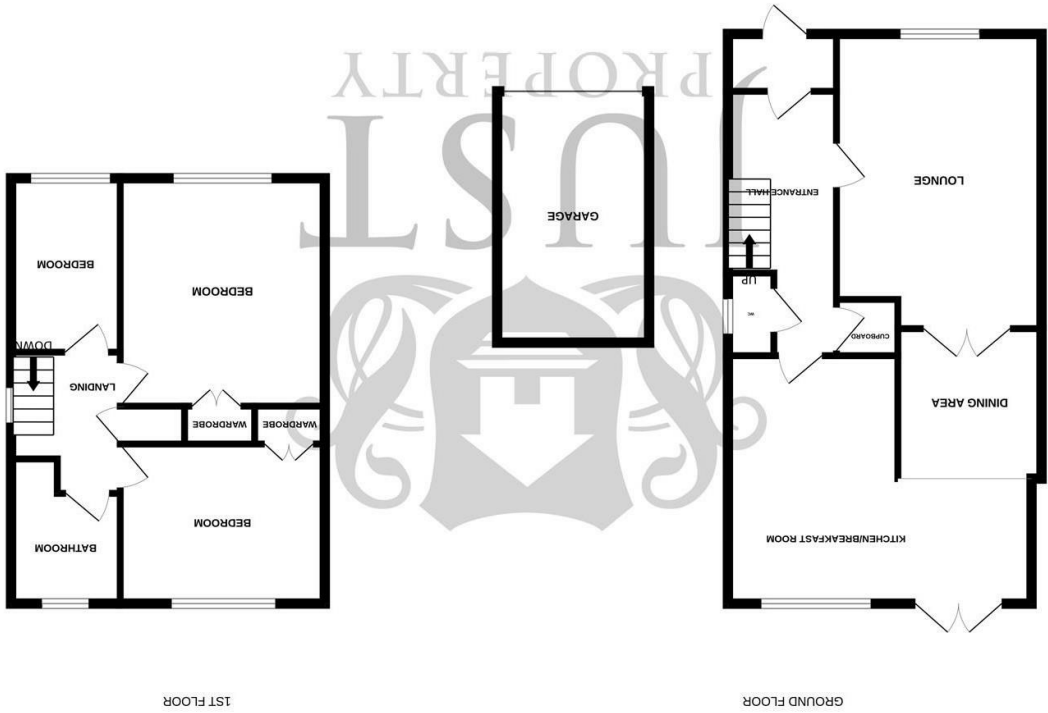




While every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any errors, omissions or mis-statements. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee, as to their operation or efficiency can be given. Made with Metropac 5/2025

England & Wales		
EU Directive 2002/91/EC		
Energy Efficiency Rating	Current	Potential
	73	86
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		



www.justproperty.net

FLOORPLANS

27 Heathlands, Westfield, TN35 4QZ



3 Bedrooms 2 Receptions 1 Bathrooms 1065.63 sq ft

27 Heathlands, Westfield, TN35 4QZ

Freehold
£300,000







Freehold

£300,000



ROOM DIMENSIONS

Front Door	Bedroom
Porch	9'8" x 6'5" (2.95 x 1.96)
6'3" x 2'0" (1.91 x 0.61)	Bathroom
Hallway	7'10" x 6'5" (2.39 x 1.98)
W.C	Garage & Off Road Parking
Living Room	Front and Rear Garden
16'11" x 11'10" (5.18 x 3.63)	
Dining Area	
8'2" x 8'0" (2.51 x 2.46)	
Kitchen Breakfast Room	
17'7" x 15'3" (5.38 x 4.65)	
Stairs to Landing	
Bedroom	
12'11" x 11'10" (3.94 x 3.63)	
Bedroom	
11'10" x 9'3" (3.61 x 2.82)	

PROPERTY DETAILS

Situated within a highly sought-after residential cul-de-sac in the popular village of Westfield, this well-presented and extended three-bedroom semi-detached home offers spacious and versatile accommodation, ideal for families and those seeking village life with excellent amenities close by.

The ground floor is arranged around a welcoming entrance hall and features a generous dual aspect sitting room, providing an excellent space for relaxing and entertaining. Double doors lead through to a separate dining area, which in turn opens into the spacious kitchen/breakfast room overlooking and providing access to the rear garden. A useful cloakroom/WC and understairs cupboard complete the ground floor accommodation.

To the first floor, a bright central landing gives access to three well-proportioned bedrooms, all benefitting from built-in wardrobes, together with a well-appointed family bathroom.

Outside, the property enjoys a private and low-maintenance rear garden, perfect for outdoor dining and entertaining. To the front, there is off-road parking and an attached single garage providing further storage or potential workshop space.

Westfield is a highly regarded village offering a range of everyday amenities including a convenience store, traditional butcher, doctors' surgery, popular public house and a well-regarded primary school. The A21 provides convenient road links, while Battle mainline station, approximately five miles away, offers services to London Charing Cross and Cannon Street.

An excellent opportunity to acquire a spacious three-bedroom family home in one of the area's most desirable village locations.

FEATURES

- Popular Village Location
- Extended Family Home
- Three Bedrooms
- Lounge with Dining Area
- Kitchen Breakfast Room
- Front and Rear Gardens
- Off Road Parking & Garage
- Council Tax Band - D



Please note that we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase. While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and accordingly if there are any point which is of particular importance to you, please contact the office and we will be pleased to check the position for you, especially if you are contemplating travelling some distance to view the property.