

JOHN BRAY & SONS



7 Greenacres
Westfield, Hastings, TN35 4QT

Offers In Excess Of £360,000



7 Greenacres

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The property: a charming two bedroom link detached bungalow with a garage and off road parking, in a sought after Westfield Village setting. The property is located within a quiet cul-de-sac, you enter in to a large and welcoming porch and entrance hallway with accommodation comprising of a living room, measuring 14'11 x 10'10 with a feature fireplace. The separate kitchen diner is fitted with traditional wooden units, offering space for appliances and plenty of room for a full dining table, positioned at the rear of the property enjoying access out to the garden. There are two well proportioned double bedrooms, with the principle bedroom benefitting from built-in wardrobes, the family bathroom can be found at the end of the hallway. Externally the garden has a paved patio, providing the perfect spot to dine al fresco, leading onto an expanse of lawn which is bordered with mature plants and shrubs. There is a front garden with an area of lawn and a mature tree, the driveway provides off road parking for two vehicles and leads to the garage. The accommodation here is well presented throughout and is to be sold with no onward chain.

The location: enviably located close to Westfield Village which enjoys a local shop, a butchers and a pub with good bus routes leading to Hastings, the Conquest Hospital and Rye. Westfield benefits from a popular Primary School and nursery. The market town of Battle is also within easy reach and offers sought after schools such as Claverham Community College and a



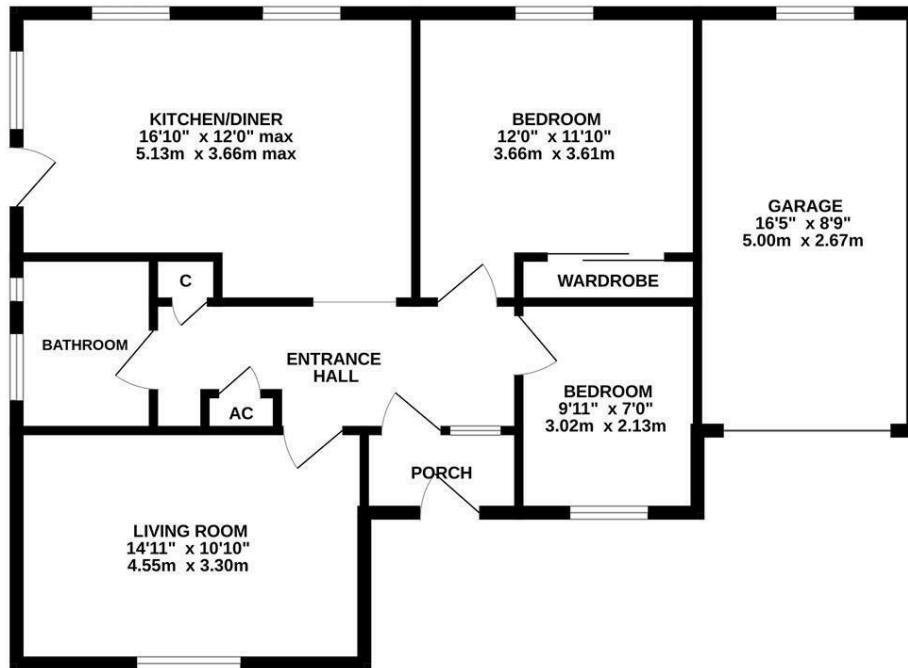


mainline railway station with connections to London.



Floor Plan

GROUND FLOOR
867 sq.ft. (80.5 sq.m.) approx.



TOTAL FLOOR AREA: 867 sq.ft. (80.5 sq.m.) approx.
Whilst 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 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 have not been tested and no guarantee as to their operability or efficiency can be given.
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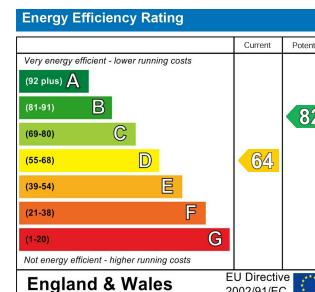
Viewing

Please contact our John Bray Hastings Sales Office on 01424 421544
if you wish to arrange a viewing appointment for this property or require further information.

Area Map



Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

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