

# JOHN BRAY & SONS



7 Greenacres

Westfield, Hastings, TN35 4QT

**Offers In Excess Of £360,000**





## 7 Greenacres

Westfield, Hastings, TN35 4QT

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



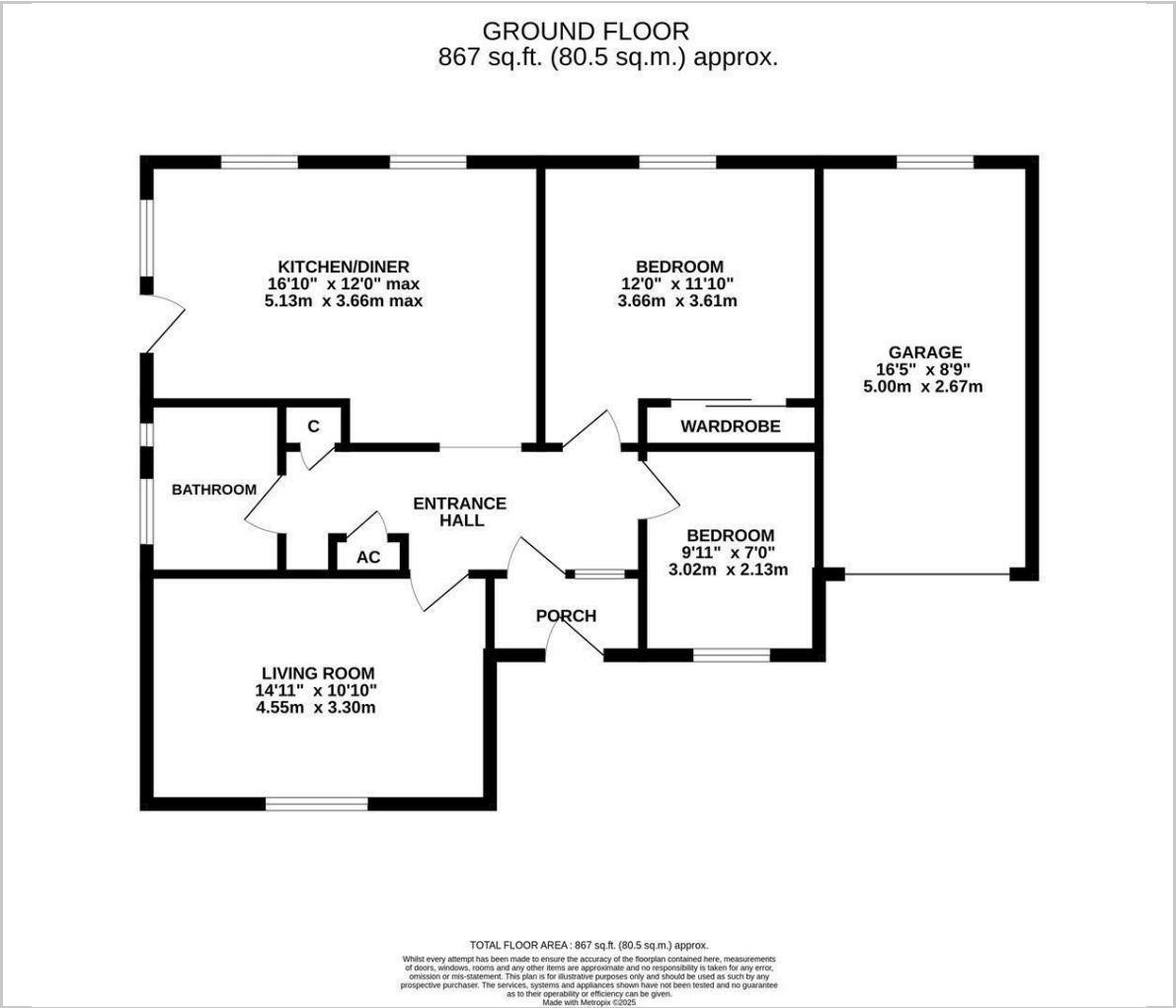




mainline railway station with  
connections to London.



Floor Plan



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.

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Area Map



Energy Efficiency Graph

