

**RUSH  
WITT &  
WILSON**



**8 Yew Tree House Wheel Lane, Westfield, East Sussex TN35 4SG  
£200,000**

Set in a rural lane location surrounded by fields and vineyards, whilst being a short drive to the Market Town of Battle with a mainline station to London Charing Cross, is this stunning first floor apartment forming part of a period country house with stunning far reaching views over the neighbouring vineyards and countryside. Ideal for anyone looking for the ease of downsizing to a more manageable property, a superb second home or lock up and leave. The property dates from 1862 which was then part of the Bowes Lyon estate and later owned by the 15th Earl of Strathmore and Kinghorne, brother of the Queen mother. Converted in 1983 this unique property offers the convenience of apartment living with the rural idyll of country life. The apartment has a light and airy feel throughout due to the high ceilings and traditional windows, making the most of being positioned with views over the vineyards. The accommodation comprises an entrance hall, sitting/dining room with bay window, two bedrooms, a well appointed shower room and newly appointed kitchen. Outside there are mature well maintained communal gardens, residences parking and space for a private timber shed/workshop. Further benefits include a share of the freehold, use of a residents guest room and being available chain free.



The property is approached via a gated driveway leading into the communal grounds, communal entrance door leading through to:

### **Communal Grand Stairwell**

Stairs rising to the first floor, private entrance door leading through to:

### **Entrance Hallway**

7'7 x 7'8 (2.31m x 2.34m)

Semi vaulted high ceilings, attractive period coving and architrave detailing, entry-phone system. radiator, wall lights, ample space for coats and boots, door leading through to:

### **Sitting Room**

9'5 x 15'8 (2.87m x 4.78m)

Flooded with natural light by way of a triple aspect corner bay window with stunning far reaching views across the adjoining vineyards and surrounding countryside, impressive high ceilings with attractive coving and architrave detailing and three radiators.

### **Bedroom One**

15'7 x 10'2 into bay (4.75m x 3.10m into bay)

Windows to front aspect, feature original tiled fireplace with attractive surround and mantel, built-in shelving, impressive high ceiling, attractive skirting and architrave door frames, two high level glazed windows allowing light to travel through from the sitting room and radiator.

### **Bedroom Two**

8'8 x 7'8 (2.64m x 2.34m)

Wooden glazed window to front aspect, radiator, impressive high ceiling, coved detailing, high level glazed windows allowing light to travel through from entrance hall.

### **Kitchen**

10'4 x 7'7 max (3.15m x 2.31m max)

Traditional wooden double glazed bay window with a beautiful outlook over the communal gardens and the surrounding vineyard, newly appointed with matching wall and base units with works surfaces over, stainless steel sink unit with side drainer and mixer tap, attractive tiled surround, integrated fridge/freezer, integrated washing machine and slimline dishwasher, oven and four ring electric hob and ceiling lighting.

### **Shower Room**

10' x 4'8 (3.05m x 1.42m)

Low level wc with concealed cistern, vanity wash hand basin with mixer tap and ample storage set below with further side storage, large shower cubicle with fixed rainfall shower head and handheld attachment, tiled walls, heated towel rail, extractor fan and ceiling lighting.

### **Outside**

#### **Communal Gardens**

There are stunning well maintained and established mature communal gardens to the front and rear with a pond, clothes drying area and space for a shed/workshop which is approximately measuring 8' x 12.

#### **Parking**

There are two non allocated parking spaces.

#### **Agents Note**

None of the services or appliances mentioned in these sale particulars have been tested.

It should also be noted that measurements quoted are given for guidance only and are approximate and should not be relied upon for any other

purpose.

Service Charge of £3500 pa (to be verified) this does including all heating and hot water form the central boiler, buildings insurance and up keep of grounds



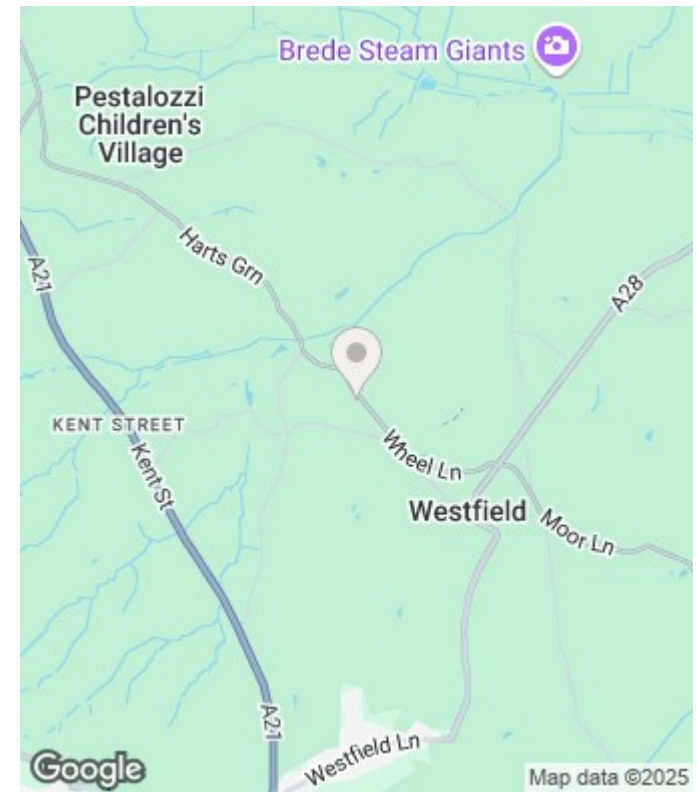


GROUND FLOOR  
572 sq.ft. (53.2 sq.m.) approx.



TOTAL FLOOR AREA: 572 sq.ft. (53.2 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 appliances 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			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		53	54
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	

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