

**RUSH
WITT &
WILSON**



**11 Churchfield, Westfield, East Sussex TN35 4SN
£395,000**

Nestled in the charming rural village of Westfield, is this attached house, a true gem waiting to be discovered.

From the outside, it may seem like any other property, but step inside and prepare to be amazed by the stunning interior that awaits you. Boasting two reception rooms and three bedrooms, this property has been lovingly improved by its current owners, showcasing a blend of modern design and classic charm.

The interior is a testament to exquisite taste and attention to detail, with designer finishes that elevate the space. The heart of the home is the semi open plan living area, where a dining room with a feature lite wall seamlessly flows into a cosy sitting room and a well-appointed kitchen/breakfast area. The bi-folding doors not only flood the space with natural light but also create a seamless transition to the large decked outside seating area, perfect for hosting gatherings or simply enjoying a quiet moment outdoors.

In addition to the bedrooms and bathroom, the property also features a cloakroom and a convenient utility room, adding to the functionality of the space. And let's not forget the detached summerhouse, a versatile space that could serve as an ideal home office, providing a tranquil setting to work from home.

Located in a popular village, this property offers not just a home, but a lifestyle. Whether you're looking for a social entertaining space or a welcoming family area, this house has it all. Don't miss the opportunity to make this stunning property your own and experience the best of village living.



The property is approached via a gated pathway leading up to:

Covered Entrance

With a composite and glazed entrance door leading through into:

Entrance Hall

Inset ceiling spotlights, carpeted stairs rising to the first floor, understairs storage area, wooden and glazed door leading through into:

Dining Room

10'8 x 14'9 (3.25m x 4.50m)

This stunning room is flooded with light via a double glazed window to front. feature wood panelled and lit wall, exposed ceiling timber, decorative fireplace with hearth and mantel, radiator, double glazed upvc door to side porch/lobby (described later), door to utility room (described later), opening through into:

L-Shaped Kitchen/Family Sitting Room

20' x 25'8 narrowing to 11' (6.10m x 7.82m narrowing to 3.35m)

This stunning space is flooded with natural light with a semi vaulted ceiling with velux windows, double glazed windows to front and rear and a set of double glazed bi-folding doors providing views and access onto the stunning landscaped rear garden.

Kitchen Area

Newly appointed with a range of matching high gloss grey wall and base soft close units and drawers with a slim topped work surface, one and a half bowl inset stainless steel sink unit with retractable mixer tap and separate drinking water tap, breakfast bar, two eye level Neff ovens, Neff electric hob with Neff stainless steel extractor set above, wine cooler, dishwasher, ceiling spotlights and kickboard lighting, feature brick block wall, further built-in storage cupboards that double as a pantry with sliding doors, contemporary wall mounted radiator and space for American style fridge/freezer.

Sitting Room Area

Decorative tiled fireplace with hearth and mantel, built-in alcove shelving, radiator and double glazed window to front.

Utility Room

9'1 x 5'4 (2.77m x 1.63m)

Double glazed window to side, ample built-in storage, butler sink with work surface and space and plumbing set below for washing machine, wall mounted gas fired boiler, inset ceiling spotlights, wall lights, feature panelled wall, door leading through into:

Cloakroom/WC

3'1 x 4'5 (0.94m x 1.35m)

Double glazed opaque window to rear, low level wc, wash hand basin with mixer tap and storage cupboard set below.

Side Porch/Lobby

14'1 x 3' (4.29m x 0.91m)

Front access via a upvc double glazed door, further door with garden access and two store rooms.

Store Room

5'7 x 9'8 (1.70m x 2.95m)

Light and power connected.

Additional Store/Utility Space

7'3 x 5'8 (2.21m x 1.73m)

Light and power connected, space for tumble dryer and fridge/freezer.

First Floor

Landing

Double glazed window to rear, airing cupboard, inset ceiling spotlights, access to loft space, doors off to the following:

Bedroom One

11' x 12'1 (3.35m x 3.68m)

Double glazed window to rear front, inset ceiling spotlights, radiator, feature wood panelled wall, built-in wardrobe.

Bedroom Two

14'9 x 8'6 (4.50m x 2.59m)

Double glazed window to front, inset ceiling spotlights, radiator, built-in wardrobe.

Bedroom Three

10'9 x 7' (3.28m x 2.13m)

Double glazed window to rear, radiator, inset ceiling spotlights.

Bathroom

5'5 x 6'8 (1.65m x 2.03m)

Double glazed opaque window to rear, low level wc, vanity wash hand basin with mixer tap and storage cupboards set below, curved panel enclosed bath with mixer tap and separate shower attachment with fixed rainfall shower head and curved glass shower screen, part tiled walls, inset ceiling spotlights, extractor fan, heated chrome towel rail.

Outside

Front Garden

Enclosed with well maintained hedgerows, neatly laid to lawn with a pea shingle raised sleeper bed, low maintenance shrub planted borders, exterior light, brick built shed.

Rear Garden

11'5 x 18' (3.48m x 5.49m)

The rear garden has been landscaped by the present owner and comprises of a large composite decked seating area ideal for entertaining running adjacent to the rear of the property, a composite pathway leading down to a timber SUMMERHOUSE/OFFICE/STUDIO 17'1 x 12'2 (5.21m x 3.71m) with double glazed windows and doors with light and power connected. Additional timber and insulated OUTBUILDING 11'5 x 18' (3.5m x 5.5m) that is currently used as a bar (which is available via separate negotiation). The garden is privately enclosed with mature hedgerows. Timber store, concealed gated store area, exterior lighting, outside power socket, outside water tap.

Agents Note

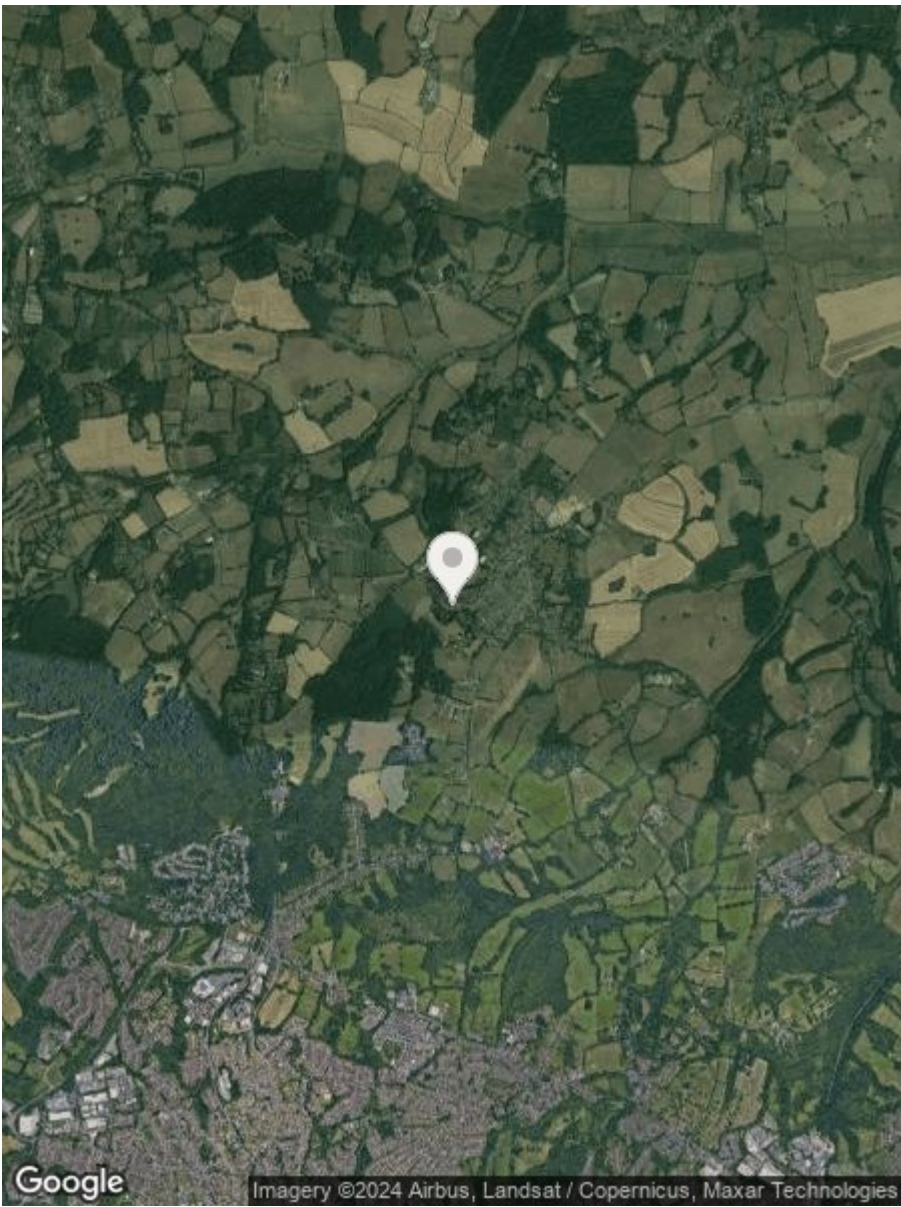
None of the services or appliances mentioned in these sale particulars have been tested.

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.

Council Tax Band - C







GROUND FLOOR
723 sq.ft. (67.2 sq.m.) approx.

1ST FLOOR
457 sq.ft. (42.5 sq.m.) approx.



TOTAL FLOOR AREA : 1181 sq.ft. (109.7 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		100
(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	63	
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO₂) Rating

	Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ emissions		
England & Wales	EU Directive 2002/91/EC	

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