RUSH WITT & WILSON



4 Yew Tree House Wheel Lane, Westfield, East Sussex TN35 4SG
£180,000 Share of Freehold

Wake to birdsong and views over vineyards and open fields from this exceptional ground floor apartment, set within a handsome period country house down a quiet rural lane, yet just a short drive from Battle's mainline station with direct trains to London Charing Cross. Offered chain free, this is downsizing done properly, or the perfect lock up and leave second home, combining the ease of apartment living with genuine rural charm. The apartment forms part of a house dating from 1900, once part of the Bowes Lyon estate and later owned by the 15th Earl of Strathmore and Kinghorne, brother of the Queen Mother, lending real character to daily life here. Converted in 1983, it has its own private front door opening into a striking sitting/dining room, with a second entrance via the elegant communal hall for added flexibility. High ceilings, period architraves and a wood burning stove set the tone in the sitting/dining room, flowing through to a well equipped kitchen with integral appliances, a generous double bedroom and a bathroom, all finished to a standard that lets you move straight in. Outside, mature and beautifully maintained communal gardens are a real draw for morning coffee or evening strolls, with residents parking and a private timber shed or workshop for hobbies, bikes or storage. A share of the freehold and use of a residents guest room add further appeal for those with visiting family or friends. Chain free and ready for a smooth, swift move.








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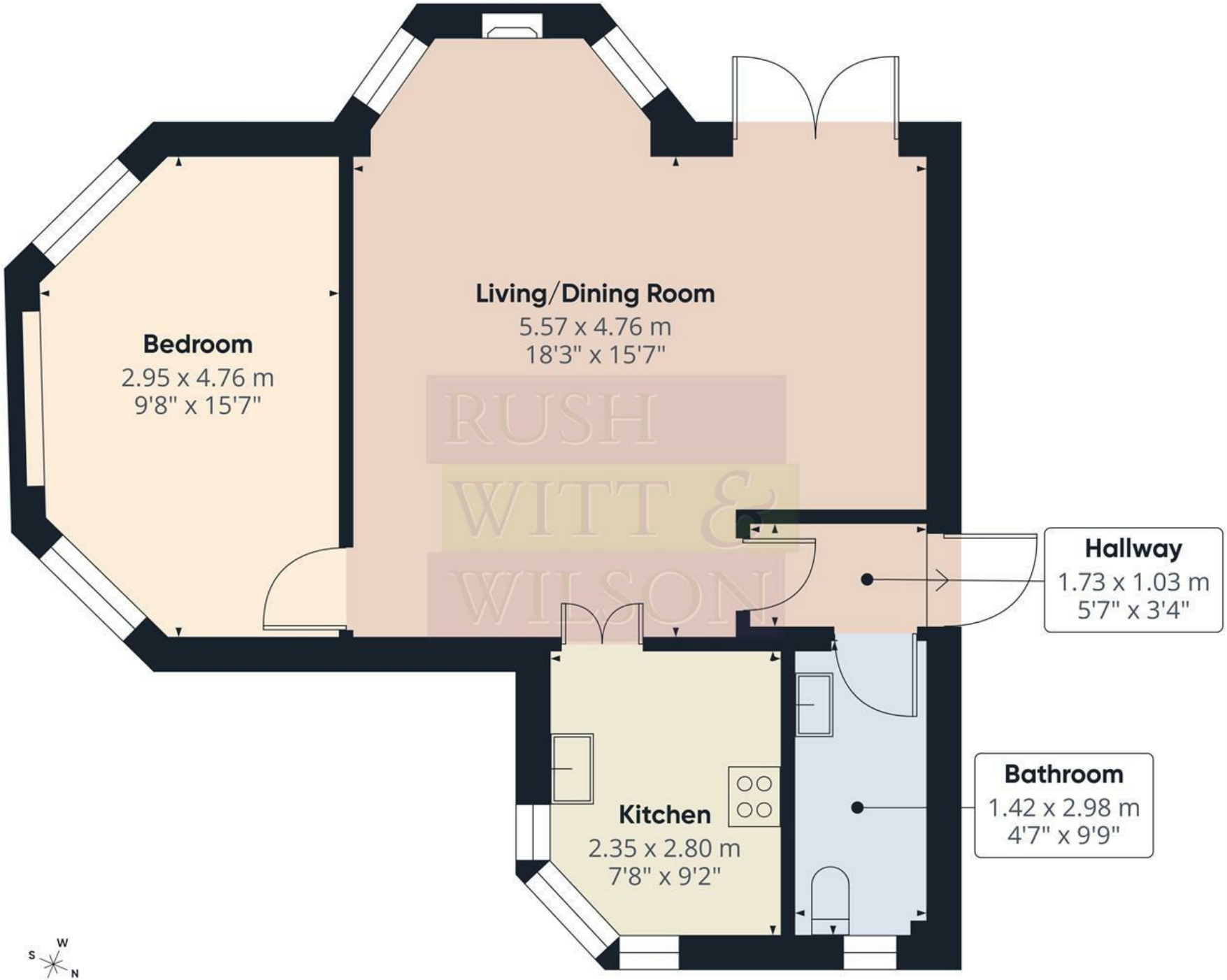

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Approximate total area(1)

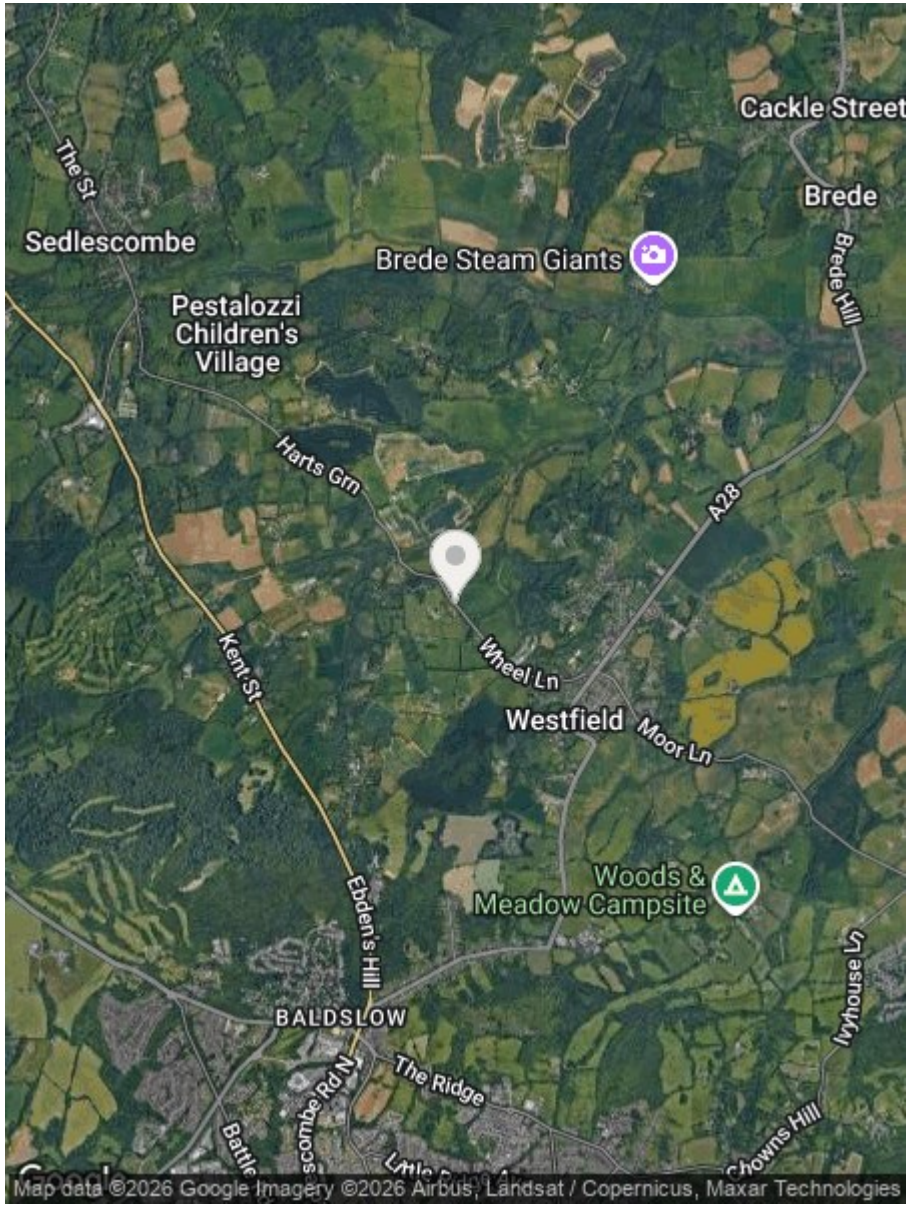
53.3 m²

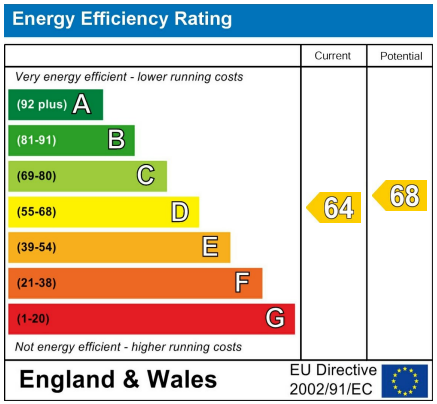
573 ft²

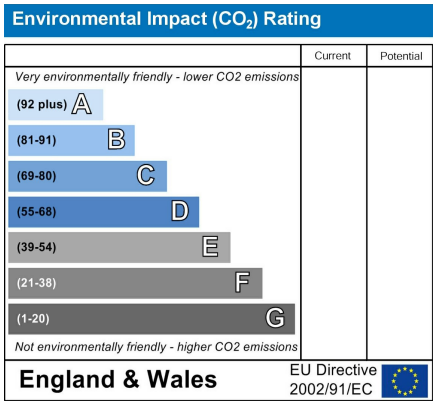
(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360







Council Tax Band - B

Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.

Important Notice:

1. Particulars: These particulars are not an offer or contract, nor part of one. You should not rely on statements by Rush, Witt & Wilson in the particulars or by word of mouth or in writing ("information") as being factually accurate about the property, its condition or its value. Neither Rush, Witt & Wilson nor any joint agent has any authority to make any representations about the property, and accordingly any information given is entirely without responsibility on the part of the agents, seller(s) or lessor(s).

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4. VAT: The VAT position relating to the property may change without notice.

5. To find out how we process Personal Data, please refer to our Group Privacy Statement and other notices at https://rushwittwilson.co.uk/privacy-policy

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Residential Estate Agents
Lettings & Property Management

The Property Ombudsman
Relocation agent network

88 High Street
Battle
TN33 0AQ
Tel: 01424 774440
battle@rushwittwilson.co.uk
www.rushwittwilson.co.uk