

**RUSH  
WITT &  
WILSON**



**3 Moor Lane, Westfield, East Sussex TN35 4QU  
£375,000 Freehold**

**PUBLIC NOTICE – The vendor has been in receipt of an offer of £330,000 subject to contract for the above property. Anyone wishing to place a higher offer must do so before legal exchange of contracts.**

**Nestled in the heart of Westfield on Moor Lane, this detached chalet style property presents an excellent opportunity for those seeking a spacious family home in a central village location. With four bedrooms and two bathrooms, this property is designed to accommodate modern living while offering a warm and inviting atmosphere. Upon entering, you are greeted by a grand reception hall that sets the tone for the generous accommodation that follows. The ground floor boasts three reception rooms, including a dual aspect sitting room, a dining room perfect for family gatherings, and a kitchen/breakfast room that encourages sociable dining. Additionally, a large garden room extends the living space, making it an ideal area for entertaining guests with bi-folding doors onto the garden. Convenience is key, as the ground floor also features a bedroom with an en-suite. Ascend to the first floor, where you will find three further bedrooms tucked within the eaves, alongside an en-suite bathroom, a shower room, and a study that can serve as an occasional bedroom. Outside, the property offers ample parking for up to three vehicles. The level, low-maintenance garden is perfect for those who prefer to spend their time enjoying the outdoors rather than tending to extensive landscaping. Additionally, two timber workshop/studios provide versatile spaces for hobbies or storage. While the property is in need of general improvement, it presents a fantastic canvas for those looking to personalise their home. With its proximity to local amenities, including a school, public house, and village shop. Available with no onward chain.**



The property is approached via a gated driveway leading to a covered entrance with a set of wooden double doors leading through into:

### Reception Hallway

16'11 x 11'2 (5.16m x 3.40m)

This grand reception is a focal point of the property with a metal spiral staircase rising to the first floor, built-in double cupboard, two radiators and doors off to the following:

### Cloakroom/WC

2'5 x 3'6 (0.74m x 1.07m)

Low level wc, inset ceiling lights, extractor fan, cupboard housing immersion tank, further cupboard housing consumer unit and meters.

### Sitting Room

10'8 x 23'4 (3.25m x 7.11m)

Triple aspect with double glazed windows, two radiators, double doors leading through into:

### Dining Room

12' x 8'2 (3.66m x 2.49m)

Double glazed double doors to the garden room, return door to the reception hallway, further door leading through to:

### Utility Room

8'8 x 6'6 (2.64m x 1.98m)

Double glazed window to rear via the garden room, fitted with wall and base mounted units with a wooden work surface, single bowl stainless steel sink unit with side drainer, space and plumbing for washing machine, tiled surround, door leading through into:

### Kitchen/Breakfast Room

12' x 14'7 (3.66m x 4.45m)

Double aspect with uPvc double glazed door to side and sliding doors into the garden room. Fitted with a range of matching wall and base units with a laminate work surface above incorporating a breakfast bar area, single bowl stainless steel sink unit with side drainer and mixer tap, integral four ring hob, double oven and grill, integrated fridge, tiled surround, radiator, small built-in corner cupboard and return door to the reception hallway.

### Garden Room

39'5 x 12'5 (12.01m x 3.78m)

Access via the dining room and the kitchen enjoying an aspect

onto the rear garden, multiple sets of doors allowing this space to be fully opened in the summer months, further fixed skylight windows, wall lights and power points.

### Bedroom Three

11' x 8'5 (3.35m x 2.57m)

Double glazed window to front aspect, radiator and door leading through to:

### En-Suite Shower Room

3'5 x 9'9 (1.04m x 2.97m)

Double glazed opaque window to front aspect, low level wc, pedestal wash hand basin, corner shower cubicle with electric shower, part tiled walls and chrome heated towel rail.

### First Floor

#### Landing

15'3 max x 11'5 (4.65m max x 3.48m)

Double glazed angled windows to front, further Velux window, irregulars shape with restricted head height into the eaves.

### Bedroom One

11' x 9'7 (3.35m x 2.92m)

Double glazed window to rear, fixed atrium style skylight with built-in blind, eaves storage, inset ceiling lights, radiator and door leading through to:

### En-Suite Bathroom

L-shaped with a double glazed opaque window, further window providing borrowed light from the landing, low level wc, wash hand basin with mixer tap, panel enclosed bath with mixer tap and shower attachment, chrome heated towel rail, shaver point and inset ceiling lights.

### Bedroom Four

8'9 x 11'2 max narrowing to 6'4 (2.67m x 3.40m max narrowing to 1.93m)

Restricted head height to the eaves, double glazed window to front aspect and radiator.

### Bedroom Two

6'9 x 10'9 (2.06m x 3.28m)

Double glazed window to rear aspect, radiator, cupboard with sliding doors housing a floor standing gas fired boiler.

### Study

8'9 x 9'2 narrowing to 2'9 restricted head height (2.67m x 2.79m narrowing to 0.84m restricted head h)

Double glazed window to front aspect, built-in eaves cupboards and radiator.

### Shower Room

7'3 x 4'5 restricted head height (2.21m x 1.35m restricted head height)

Low level wc, shower cubicle with concealed fittings and fixed rainfall shower head, chrome heated towel rail, inset ceiling lights and extractor fan.

### Outside

#### Front Garden

Large area of pea shingle providing ample off road parking, enclosed with hedgerow and fencing and exterior lighting,

#### Rear Garden

9'4 x 5'3

To the rear garden there are two large timber cabins, one currently used as a workshop being sub divided 12'4 x 10'5 (3.76m x 3.18m) with built in eaves storage, light and power, the other section measures 4'9 x 7' (1.45m x 2.13m)., there is an additional store area.

The second timber outbuilding has barn style doors again being sub-divided measuring 9'7 x 11'9 (2.92m x 3.58m) with light and power, the other section is 9'4 x 5'3 (2.84m x 1.60m) with light and power.

There is a pedestrian gate providing access onto Heathlands

#### 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 -



GROUND FLOOR  
1389 sq.ft. (129.1 sq.m.) approx.

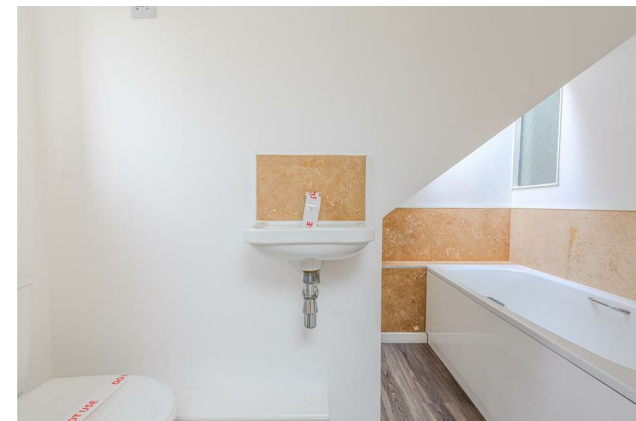


1ST FLOOR  
723 sq.ft. (67.2 sq.m.) approx.



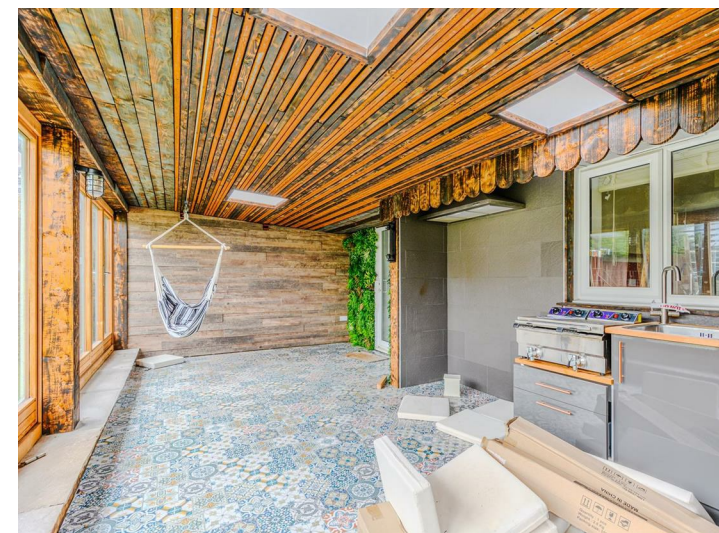
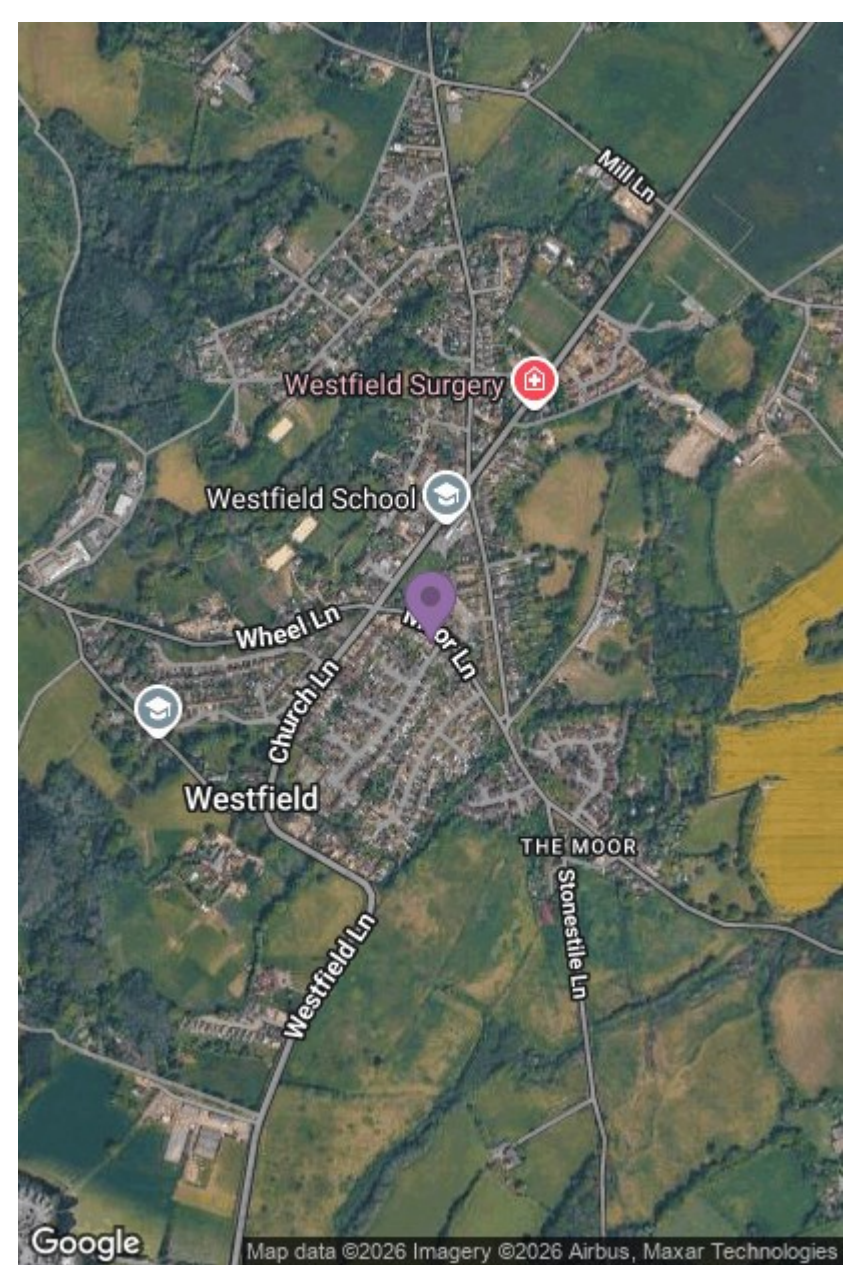
TOTAL FLOOR AREA: 2112 sq.ft. (196.2 sq.m.) approx.

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		84
(81-91)	B		
(69-80)	C		75
(55-68)	D		
(39-54)	E		
(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			
(82 plus)	A		
(61-81)	B		
(49-60)	C		
(35-48)	D		
(19-34)	E		
(1-18)	F		
(1-18)	G		
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	



**RUSH  
WITT &  
WILSON**

**Residential Estate Agents  
Lettings & Property Management**



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