

**RUSH
WITT &
WILSON**



**3 Heathlands, Westfield, Hastings, East Sussex TN35 4QZ
Guide Price £360,000**

Rush, Witt & Wilson are delighted to present to the market this immaculately presented family home in the sought after village of Westfield.

Found in the quiet and peaceful cul-de-sac of Heathlands, the locality and exemplary condition of this property can only truly be gauged by visiting.

The accommodation is comprised over two floors, on the ground floor there is entrance hall with doors off to the utility room, living room and kitchen, the L-shaped open plan living/dining/kitchen area is a real feature and perfectly encapsulates modern day living. To the first floor there are three well appointed bedrooms with a very large bathroom with walk in shower and separate bath, as well as there being a separate toilet.

Externally, there is a family garden to the rear along with a well maintained area to the front. Off road parking is found in front of the garage.

With the seller already suited with an onward move, the seller is willing to move quickly in order to facilitate a buyers needs.

To view, contact our Rye office on 01797 224000.

Entrance Hall

Integrated doormat leading to wooden flooring, understairs storage cupboard housing boiler and meters, radiator. Doors off to the following:

Utility Room

7'4" x 5'1" (2.24 x 1.55)
Space and plumbing for washing machine, base units with worktop over, space for fridge/freezer.

Living Room

13'11" x 9'10" (4.25 x 3)
Carpeted, double glazed window to front, electric stove, thermostat, open plan leading to:

Kitchen/Diner

21'5" x 9'10" narrowing to 7'9" (6.55 x 3 narrowing to 2.37)
Dining Area: Tiled flooring, double glazed patio doors leading onto the garden flanked by full length double glazed windows,, radiator.

Kitchen: Continuation of tiled flooring, integrated AEG gas hob with AEG electric oven over and cooker hood above, farmhouse style sink, built-in dishwasher, range of matching wall and base units. Pantry with shelving.

First Floor

First Floor Landing

Carpeted, double glazed window to side, loft hatch.

Bedroom One

12'9" x 10'2" (3.9 x 3.12)
Carpeted, double glazed window to rear overlooking the garden, built-in storage cupboard with shelving and hanging rail, radiator.

Bedroom Two

9'9" x 9'7" (2.99 x 2.94)
Carpeted, double glazed window to front, storage cupboard with shelving and hanging rail, radiator.

Bedroom Three

10'2" narrowing to 7'10" x 8'7" (3.12 narrowing to 2.39 x 2.64)
Carpeted, double glazed window to rear overlooking the garden, built-in storage cupboard with shelving, radiator.

Family Bathroom

9'0" x 11'7" narrowing to 6'0" (2.75 x 3.54 narrowing to 1.84)
Laminate flooring, double glazed frosted window to front, separate bath, separate large walk-in shower, low level WC, wash hand basin with storage below and vanity unit over.

Separate WC

6'0" x 2'6" (1.84 x 0.78)
Laminate flooring, frosted double glazed window to front, low level WC.

Garage

10'7" x 8'3" (3.24 x 2.54)
With up and over door. Suitable for storage.

Off Road Parking

Found ahead of the garage for multiple vehicles.

Rear Garden

Patio to the immediate rear with an area of lawn beyond, leading to a further hardstanding area suitable for alfresco dining.

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.





