

**RUSH  
WITT &  
WILSON**



**30 Heathlands, Westfield, Hastings, East Sussex TN35 4QZ  
£359,950**

**This attractive and extended semi detached house enjoys a prime corner position within a private cul-de-sac.**

**The accommodation is well appointed and presented boasting an entrance porch, entrance hallway, cloakroom/wc, living room, large extended dining room, extended kitchen/breakfast room, utility room and a conservatory to the rear. To the first floor there are three well proportioned bedrooms and a shower room/wc.**

**Externally to the front there is generous off road parking by way of a block paved driveway leading to a detached garage with gardens found to front, side and rear with patio areas and areas of lawn. Situated within this ever popular village with its own school, amenities and just a short distance from neighbouring towns. The property offers double glazing, gas fired central heating and is offered for sale with no onward chain. Internal viewings come highly recommended.**



### **Entrance Porch**

Double glazed with wood effect laminate flooring, part glazed wooden entrance door with adjacent double glazed panels leading through to:

### **Entrance Hall**

Quality wood effect laminate flooring, carpeted stairs rising to the first floor, coved ceiling, radiator, with decorative cover, understairs storage cupboard, large deep cloaks cupboard with hanging rail and fitted shelving, quality wooden doors off to the following:

### **Cloakroom/WC**

Double glazed opaque window to side, low level wc, wash hand basin, continuation of the wooden flooring, radiator, with decorative cover.

### **Lounge**

17'2 x 11'9 (5.23m x 3.58m)

Double glazed multi paned window to front, radiator with decorative cover, centre piece electric fire with decorative surround and mantel, tv aerial point, continuation of the wood effect flooring, the lounge extenuates to:

### **Large Dining Room**

19'4 x 8'4 (5.89m x 2.54m)

forming part of a rear extension, generous space for table and chairs, continuation of the wood effect flooring, coved ceiling, double glazed multi paned window to rear, radiator with decorative cover, quality wooden door leads through to:

### **Kitchen/Breakfast Room**

18'5 x 9'9 (5.61m x 2.97m)

A generous space with double glazed windows to side, double glazed sliding patio doors to rear providing access to the conservatory, generous range of matching wall and base units with work surfaces over, display cabinets, space for cooker with extractor above, one and a quarter bowl sink unit with side drainer, fitted and concealed fridge, coved ceiling, radiator, telephone point, space for breakfast table and chairs, return door to the entrance hall, quality wooden door leads through to:

### **Utility Room**

12'4 x 5'3 (3.76m x 1.60m)

Double aspect with double glazed windows to front and side, multi paned wooden stable door to side, wall mounted

boiler, wall and base units with work surfaces over, sink unit with side drainer and mixer tap, space and plumbing for washing machine and slim-line dishwasher, space for tumble dryer, space for American style fridge/freezer, tiled floor, radiator, part tiled walls.

### **Conservatory**

16'9 x 8'8 (5.11m x 2.64m)

Full height double glazed windows to rear and side providing views onto the garden, double glazed door leading out to the garden, tiled floor, wall lights.

### **First Floor**

#### **Landing**

Double glazed multi paned window to side, access to loft space, built in airing cupboard housing hot water tank with slatted shelves, quality wooden doors off to the following:

#### **Master Bedroom**

12'9 x 11'9 (3.89m x 3.58m)

Double glazed multi paned window to front, radiator with decorative cover, coved ceiling, fitted wardrobe, carpet as laid, telephone point.

#### **Bedroom Two**

11'8 x 9'2 (3.56m x 2.79m)

Wide double glazed multi paned window to rear, radiator with decorative cover, carpet as laid, coved ceiling, fitted wardrobe.

#### **Bedroom Three**

7'2 x 6'5 (2.18m x 1.96m)

Double glazed multi paned window to front, radiator, coved ceiling, carpet as laid, built in over stairs cupboard providing deep storage space.

#### **Shower Room/WC**

Double glazed opaque multi paned window to rear, larger enclosed shower cubicle with glazed entrance and tiled enclosure with wall mounted electric shower, low level wc, pedestal wash hand basin, fully tiled walls, coved ceiling, ceiling spotlights, tiled floor, laddered stainless steel heated towel rail.

### **Outside**

### **Front Garden**

Wide block paved driveway providing generous off road parking flanked by areas of lawn with mature shrubs and attractive flower bed borders, outside lighting and sensor lighting.

### **Detached Garage**

Up and over door, light and power, window to side, storage found to the pitched roof. WORKSHOP area to the far end with window to rear and wooden door to side providing eye level cupboards and work surface together with tiled floor, light and power.

### **Side & Rear Garden**

Block paved private courtyard is found between the property and the garage providing a seating area, outside tap, a gate connects through to the rear garden with a patio area to the immediate rear, area of lawn set beyond, further patio seating area, raised flower bed borders, mature shrubs, hedgerows and fencing to boundaries, covered storage storage found to the right hand side of the garage.

### **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.







GROUND FLOOR  
APPROX. FLOOR  
AREA 801 SQ.FT.  
(74.4 SQ.M.)

1ST FLOOR  
APPROX. FLOOR  
AREA 445 SQ.FT.  
(41.3 SQ.M.)

TOTAL APPROX. FLOOR AREA 1246 SQ.FT. (115.7 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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			
(55-68) D		68	
(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			
(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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