

**RUSH
WITT &
WILSON**



RUSH
WITT &
WILSON

Bluebell House Main Road, Westfield, East Sussex TN35 4SL
£649,500

NEWLY BUILT BESPOKE DETACHED FOUR-BEDROOM HOME WITH 10-YEAR BUILD WARRANTY

Located at the end of a private lane, this exceptional property is one of only two homes nestled in a peaceful semi-rural setting, far from main roads.

OUTSTANDING ENERGY EFFICIENCY FEATURES

This home boasts excellent eco-friendly credentials, including 12 solar panels, air source heat pumps, energy-efficient double-glazed windows, and underfloor heating on the ground floor. It also benefits from highly efficient

Scandinavian insulation throughout, ensuring reduced energy consumption. **SPACIOUS INTERIOR WITH FUTURE POTENTIAL**

Offering a generous 1,819 square feet of living space, the current layout is ideal for modern living with it's contemporary design.

INTERIOR FEATURES:

Upon arrival, a bespoke front door opens into the spacious reception hall, leading to the sitting room, cloakroom, large kitchen/breakfast room, and open-plan dining room. The kitchen is equipped with modern cupboards, quartz worktops, integrated appliances, and a central breakfast island. The dining area has bi-fold doors opening to the rear garden and sun terrace.

The utility room adjoins the kitchen and offers stone worktops, base units, and a fitted sink, with access to the side garden.

FIRST FLOOR:

The feature staircase leads to a spacious landing with potential for additional accommodation in the loft. The first floor features four bedrooms, including a master suite with an en suite shower room. The family bathroom includes both a bath and a separate shower.

EXTERIOR

Private Driveway

Landscaped Front and Rear Gardens

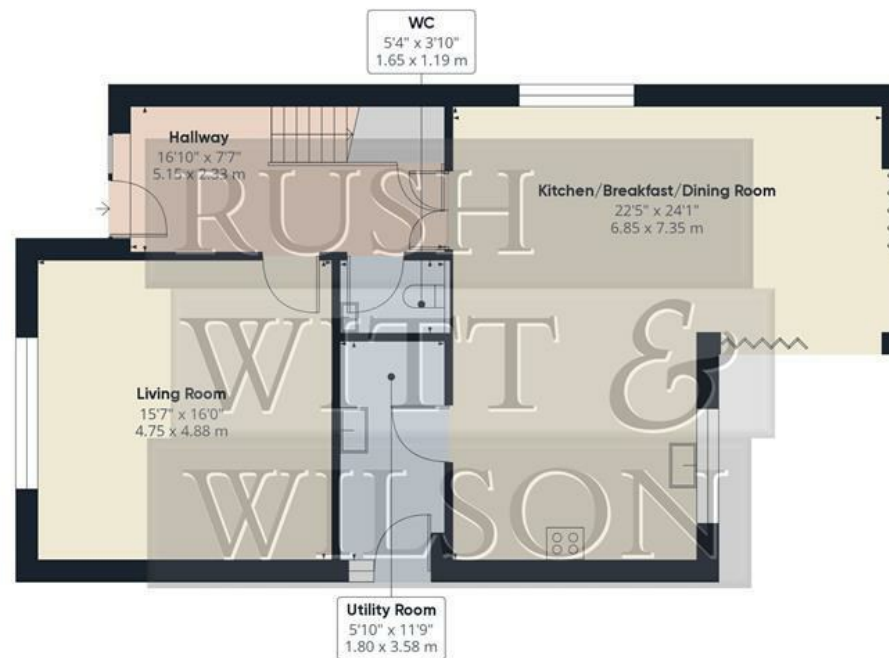
LOCATION:

Set in a peaceful semi-rural environment, this home enjoys picturesque far-reaching views from the first floor. The village of Westfield offers a range of amenities, including a village shop, post office, butchers, hairdressers, and two traditional pubs. The mainline stations of Battle and Hastings are just a short drive away, making this an ideal home for London commuters.

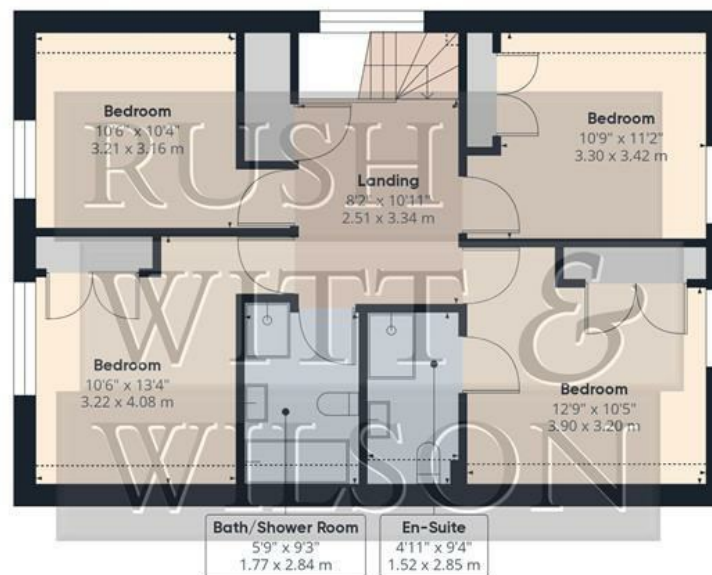




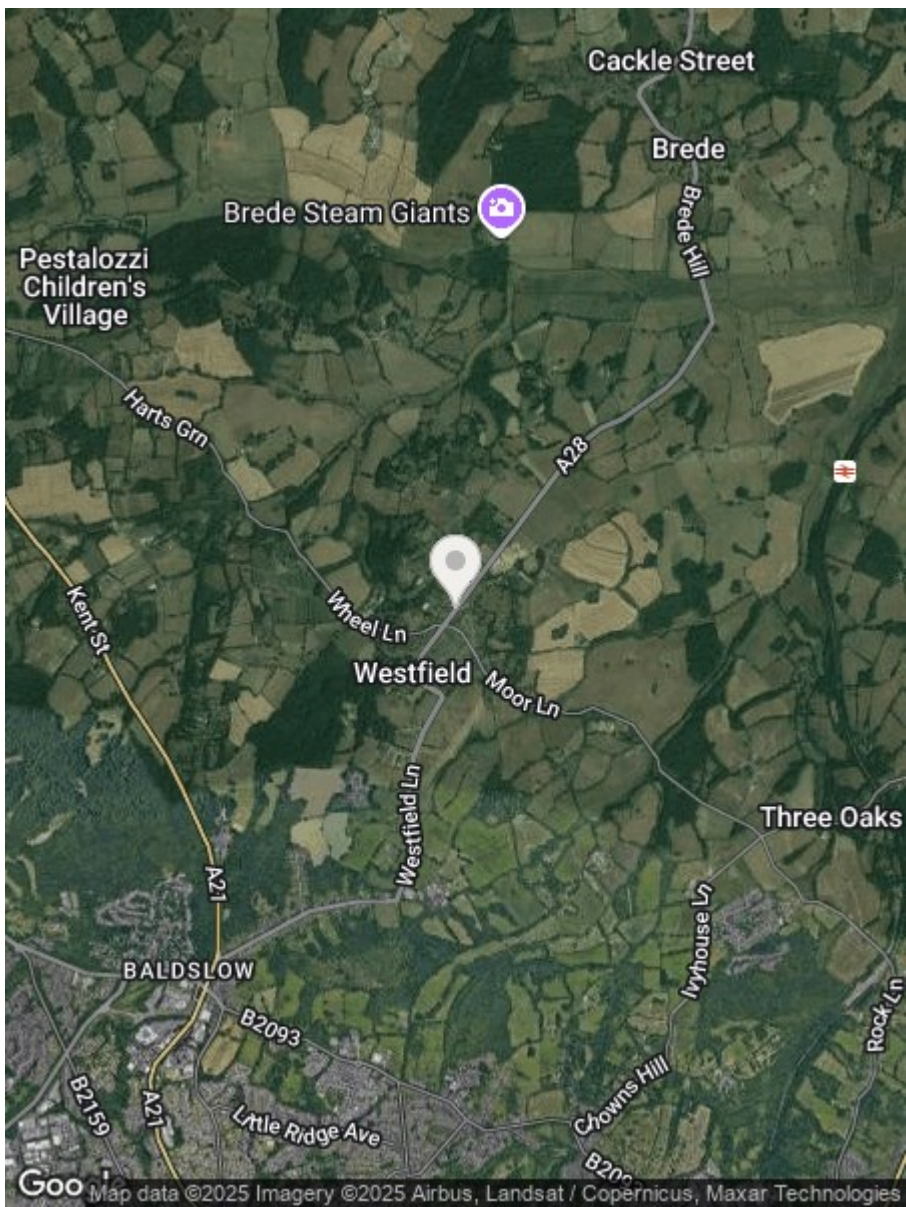




Floor 0



Floor 1



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A	93	93
(81-91) B		
(69-80) C		
(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 ₂) 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	

**RUSH
WITT &
WILSON**

**Residential Estate Agents
Lettings & Property Management**



**Rother House Havelock Road
Hastings
East Sussex
TN34 1BP
Tel: 01424 442443
hastings@rushwittwilson.co.uk
www.rushwittwilson.co.uk**